

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-30414
<b>Type</b>	Apartment
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	63 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 364 000

# Apartment

## Poreč, Istria



Exclusive location! Luxury new construction in Porec centre, 150 meters from the sea!

Refined aesthetics and warm design define this residential and business complex, featuring luxurious apartments, elegant business premises, and functional building and surrounding areas. Situated in an exceptional location near the beach and the old town of Poreč, the project elevates the concept of luxury residential and commercial space to a new level. With its distinctive "S" shaped structure, this luxury complex exemplifies the enhancement of existing spaces.

Most of the modernly equipped apartments on the first floor offer stunning sea views, adding to the excellent location and comfort. The facility includes two underground garages: one designated for external users of the public space, and the other for residents and business tenants. The prime location, only 150 meters from the waterfront and the old town of Poreč and 300 meters from the nearest beaches, makes this new building highly attractive and in demand.

The residential unit in question is located on the second floor and spans 63.36 m<sup>2</sup>. It comprises an entrance hall with a wardrobe, a living room connected to the kitchen and dining room, two bedrooms, a bathroom, and a loggia. Additionally, one or more parking spaces can be purchased in the underground garage for €35,000 each.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Garage  
Urbanized

# Apartment

## Poreč, Istria



Price per m<sup>2</sup>:  
5.778 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.470 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.178 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

# Apartment

Poreč, Istria



# Apartment

Poreč, Istria



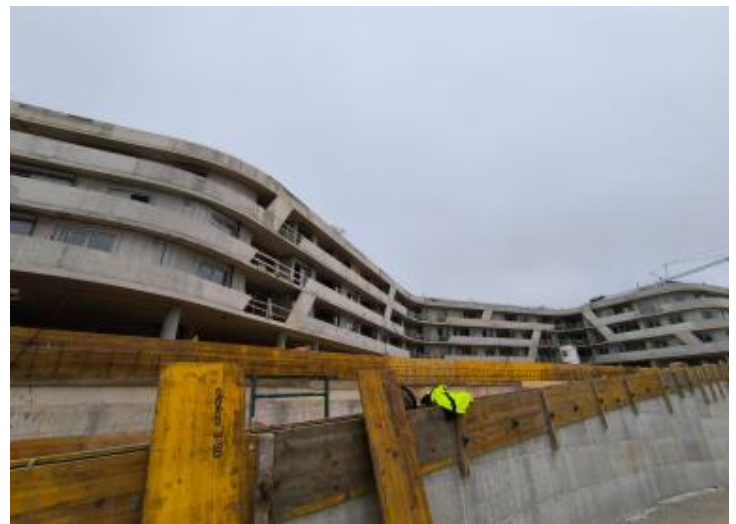
# Apartment

Poreč, Istria



# Apartment

Poreč, Istria



# Apartment

Poreč, Istria

