

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-30409
<b>Type</b>	Apartment
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	89 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 742 800

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Luxurious 3-bedrooms duplex penthouse apartment in Porec centre, 150m from the sea!  
Apartment benefits magnificent roof terrace!

The hallmark features of this residential and business complex include refined aesthetics, warm design, luxurious apartments, elegant business premises, and superb functionality of both the building and its surroundings. Positioned in an exceptional locale near the beach and the historic old town of Poreč, the project redefines luxury residential and commercial spaces. The unique "S" shaped structure of this luxury complex exemplifies the art of optimizing existing spaces.

The modern apartments on the first floor, most of which are equipped with sea views, offer both comfort and an excellent location. The facility includes two underground garages: one designated for external public users and the other for residents and business tenants. Just 150 meters from the waterfront and the old town of Poreč, and 300 meters from the nearest beaches, this new building is extremely attractive and in high demand.

The featured residential unit is located on the third floor and spans 89.92 m<sup>2</sup> across two stories. The first floor comprises an entrance hall with a wardrobe, a spacious living room connected to the kitchen and dining area, one bedroom, a bathroom, and a loggia. The second floor includes two additional bedrooms, a bathroom, and a roof terrace.

Very low price!

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:**

Roof terrace  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
8.346 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.453 €

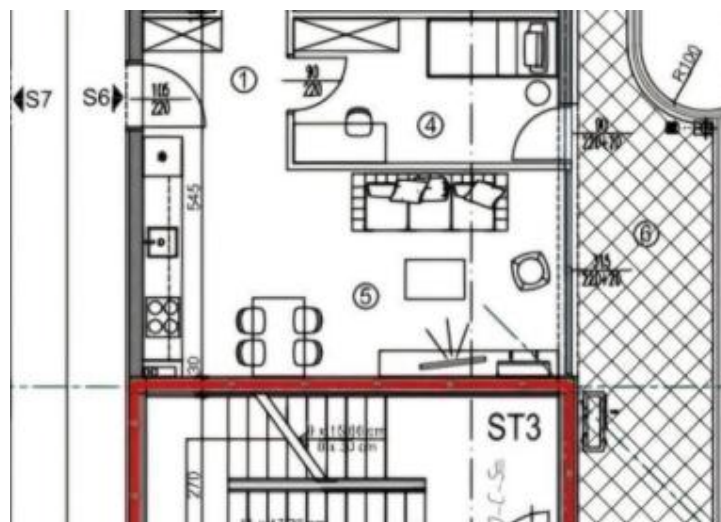
Median price/m<sup>2</sup> of this type  
in this region:  
4.174 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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STAN S6				
br.	naziv prostorije	netto m <sup>2</sup>	koef.	netto x koef. m <sup>2</sup>
1	hodnik + garderoba	5,06	1	5.06
2	kupaonica	5,12	1	5.12
3	spavaća soba	10,92	1	10.92
4	spavaća soba	8,87	1	8.87
5	kuhinja+db+blag.	20,89	1	20.89
S6 zatvoreno neto:		50,86		50.86
6	lođa	17,64	0,75	13.23
S6 sveukupno neto:		68,50		64.09



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