

Apartment

Poreč, Istria



Ref	RE-U-30399
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	150 m
Floorspace	66 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 361 314

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Low priced 2-bedroom luxurious apartment in Porec in central location, 150m from the sea!
The best residence in Porec ever built!

Modern touch to the classic beauty of the area. Most of the first-floor apartments are equipped with contemporary amenities and boast stunning sea views. The complex includes two underground garages: one for public use and the other exclusively for residents and business occupants.

This prime location, a mere 150 meters from the waterfront and the old town, and just 300 meters from the nearest beaches, makes the complex highly desirable. The featured residential unit on the second floor spans 66.91 m² and includes an entrance hall with a wardrobe, a spacious living room connected to the kitchen and dining area, two bedrooms, a bathroom, and a loggia.

Additionally, there is an opportunity to purchase one or more parking spaces in the underground garage for €35,000 each. This is not just a place to live; it is an investment in a lifestyle of luxury and convenience.

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
Modern

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Price per m²:
5.474 €

Average price/m² of this type
in this region:
4.453 €

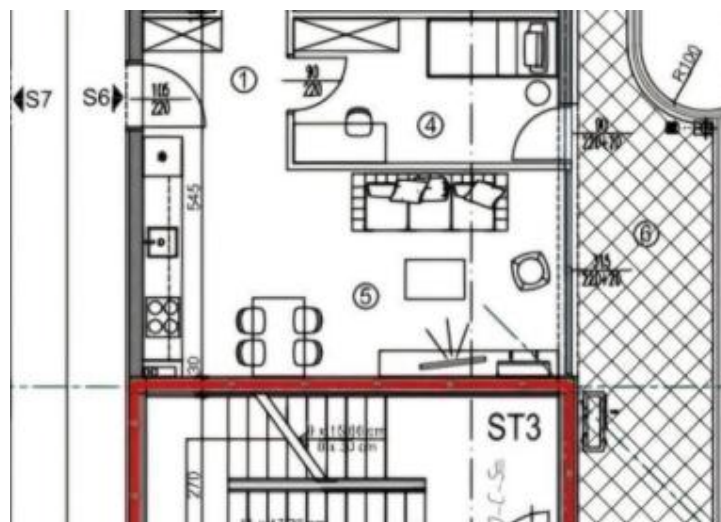
Median price/m² of this type
in this region:
4.174 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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STAN S6				
br.	naziv prostorije	netto m ²	koef.	netto x koef. m ²
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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