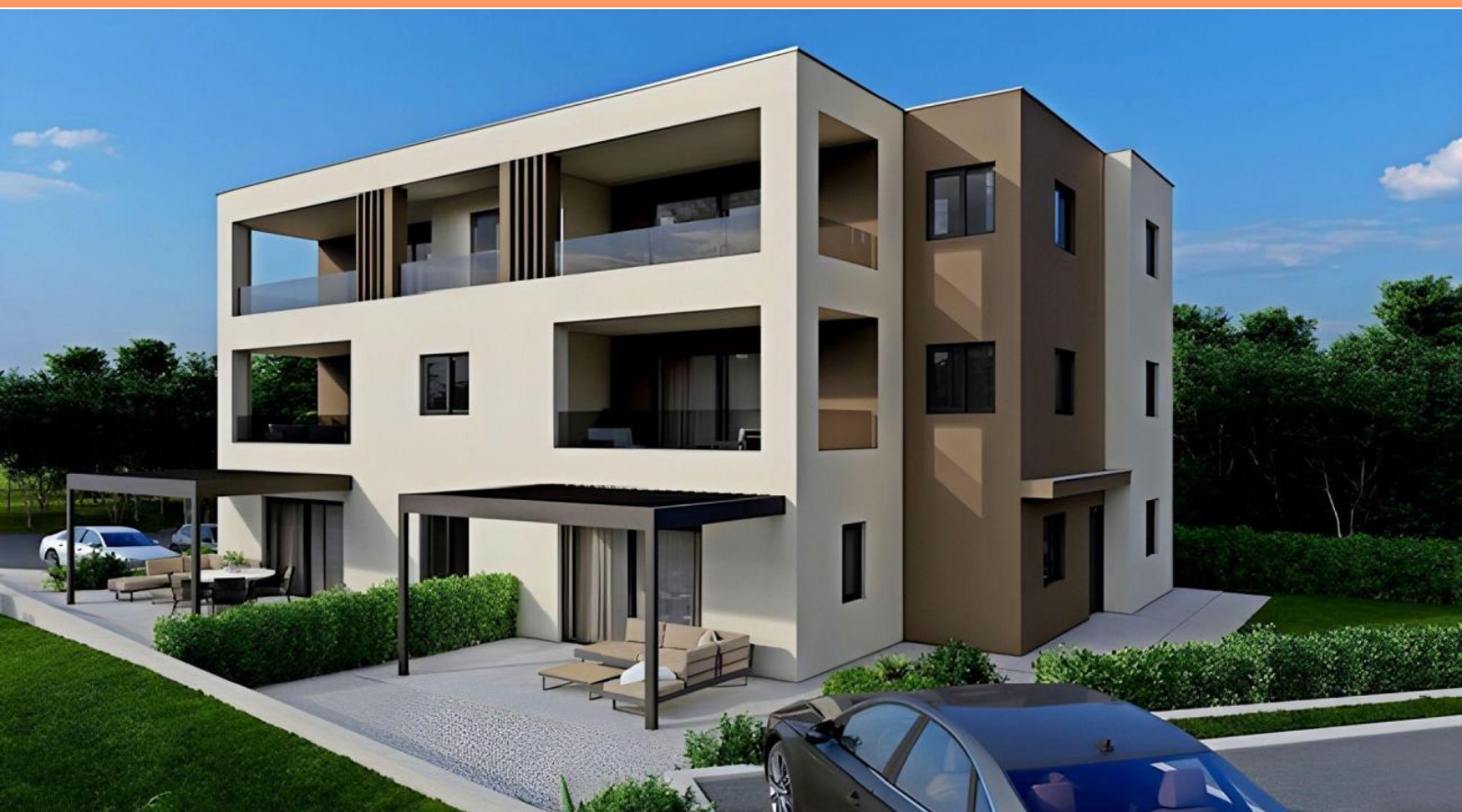


# New development

Poreč, Istria



<b>Ref</b>	RE-U-32419
<b>Type</b>	New development
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	67 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 350 000

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# New development

## Poreč, Istria



New complex of apartments in Porec, 600 meters from the sea!

Not far from the center of Poreč, a residential building is under construction, which extends through the ground floor and two floors and contains a total of five residential units. The architectural style of the building is modern, with clean lines and a minimalist design. Durable and reliable materials are used in the construction, which guarantee long-term satisfaction and security of housing.

The space planning of each floor was carried out in detail, which resulted in a high-quality layout of the rooms, which guaranteed the full use of the space.

The object of sale is an apartment with an area of 67.47 m<sup>2</sup>, located on the first floor of the building. It consists of two bedrooms, a bathroom, a guest toilet, a hallway and an open concept space that unites the living room, dining room and kitchen with access to a covered terrace.

This apartment within walking distance of shopping, cultural, educational and recreational facilities is an ideal opportunity for a comfortable family life as well as an investment for the purpose of tourist rental.

The planned deadline for the completion of the works and the handover of the property is scheduled for the end of 2025.

The stated price of the property refers to the final level of execution without furniture, which allows for final decoration according to one's own wishes and preferences.

The seller of the property in question is a legal entity.

### **The following apartments are also available in this complex:**

Ground floor:

32417 - 74 sq.m. - 2 bedrooms - 384 239 eur

32416 - 83 sq.m. - 2 bedrooms - 434 194 eur

First floor:

32418 - 73 sq.m. - 2 bedrooms - 380 763 eur

Penthouse

32420 - 150 m<sup>2</sup> - 4 bedrooms - 781 134 eur

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.

# New development

Poreč, Istria



## Property advantages:

Urbanized

Modern

# New development

Poreč, Istria



Price per m<sup>2</sup>:  
5.224 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.357 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.278 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.587 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.261 €

# New development

Poreč, Istria



# New development

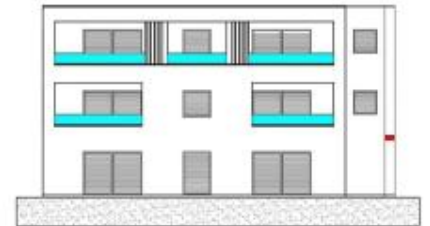
## Poreč, Istria

PRESJEK AA 1:100

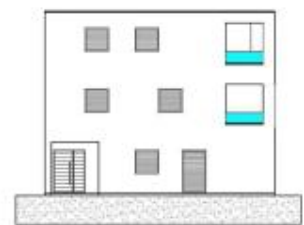


- ① bet. pločnik u zid. debljina 6 cm  
- potkrovnica folija 0.02 mm  
- disperzni polistiren 7 cm  
- bitumenska  
- bitumenski podmazak  
- hidroizol. podloga 10 cm  
- kaldrina 15 cm
- ② pari 10 cm  
- All konstrukcija 30 cm  
- debljina 2 cm
- ③ stropak  
- bet. u deblj. 3 cm  
- folija  
- akustični potkrovn. 15 cm  
- potkrovnica trska  
- All konstrukcija 20 cm  
- potkrovn. debljina 2 cm

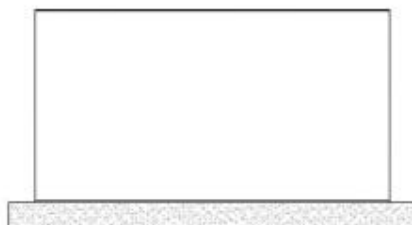
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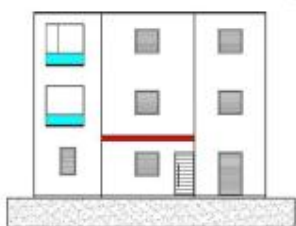
ZAPADNO PROČELJE 1:100



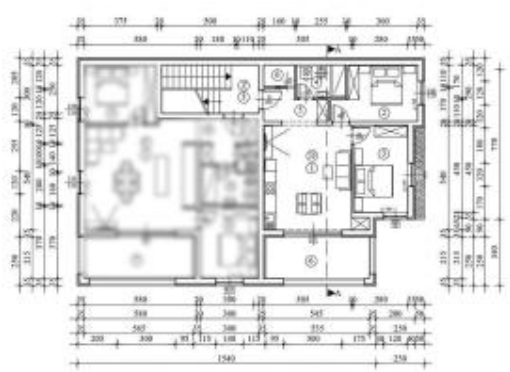
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ISTOČNO PROČELJE 1:100



TLOCRT I. KATA 1:100



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