

# Apartment

Poreč, Istria



<b>Ref</b>	RE-U-32433
<b>Type</b>	Apartment
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	80 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 330 000

Wonderful stylish apartment in Porec area!

This high-quality, luxury apartment is part of a building comprising a total of five residential units. It is located close to all amenities necessary for a secure and peaceful year-round stay. The building is constructed in a modern style using top-quality materials to ensure maximum comfort and ease of living for its residents.

Take advantage of this opportunity to become the owner of an apartment ideal for family life or as an investment with a guaranteed return through tourist rentals.

Located on the first floor, this 80 m<sup>2</sup> apartment includes a parking space and storage room on the ground floor.

Upon entering the apartment, you are greeted by a small foyer leading directly into the open-plan living space. This area includes the kitchen, a spacious dining area, and a comfortable living room. The apartment is well-oriented to take full advantage of natural sunlight, which fills every room and creates a pleasant atmosphere.

The living room features a sliding glass wall that opens onto a large covered terrace, perfect for gatherings with friends and family.

The terrace is equipped with a jacuzzi and sauna, adding to the apartment's appeal.

In the private section of the apartment, there are two bedrooms. The master bedroom has its own bathroom, while the second bedroom is served by an additional bathroom.

Heating is provided by underfloor heating and an electric fireplace in the living room.

The apartment is being sold fully furnished, making it perfect for starting a family or as an investment for tourist rentals due to its attractive appearance and peaceful location.

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.

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Price per m<sup>2</sup>:  
4125 €

Average price/m<sup>2</sup> of this type  
in this region:  
4041 €

Median price/m<sup>2</sup> of this type  
in this region:  
4021 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4471 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4125 €

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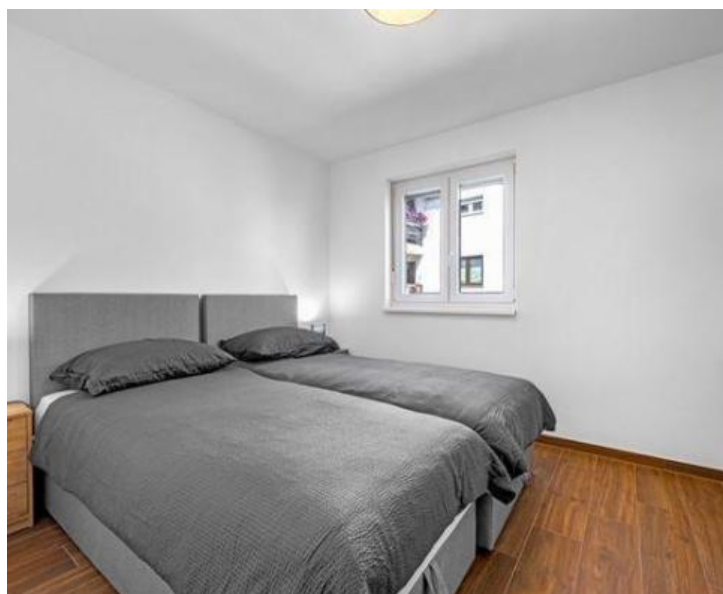
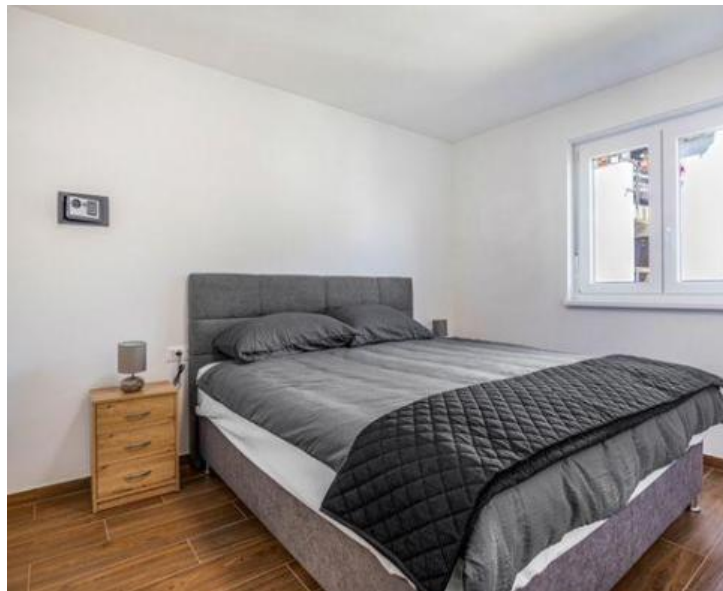
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