

New development

Poreč, Istria



Ref	RE-U-33253
Type	New development
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	63 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 278 000

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New apartments Poreč, 1500 meters from the beach!

This modern building, currently under construction, is located near the city center of Poreč and consists of four residential units.

It is situated in an attractive area, just a few minutes' drive from stunning beaches and the city center.

For sale is a first-floor apartment in this new development. The living space covers 61.60 m², with an additional 4.26 m² terrace. The apartment features an entrance hallway, an open-plan kitchen, dining, and living area, two bedrooms, and a bathroom. The living space opens onto a covered terrace. The apartment also includes one private parking space.

Heating and cooling will be provided by fan coil units connected to a heat pump, with additional electric underfloor heating in the bathroom. There is also an option to install underfloor heating throughout the apartment for an extra cost. The flooring will be high-quality Italian ceramics, and at this stage of construction, buyers can participate in selecting the materials. Anthracite-colored electric aluminum shutters will be installed on all windows, with 10 cm thick insulation.

Construction is scheduled to begin in the fall of 2024.

The property is subject to VAT, and the listed price includes VAT.

This apartment is ideal for family living or as a rental property for tourism purposes.

There are more apartments for sale in this residence:

33252 - ground floor - 67 sq.m. - 2 bedrooms - 298 000 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.

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Price per m²:
4413 €

Average price/m² of this type
in this region:
4148 €

Median price/m² of this type
in this region:
4278 €

Average price/m² of this type
in Croatia:
4280 €

Median price/m² of this type
in Croatia:
4005 €

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