

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-33388
<b>Type</b>	Apartment
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1200 m
<b>Floorspace</b>	94 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 359 000

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This new apartment is situated in a modest yet distinguished residential building, containing but five select units—granting its inhabitants a sense of privacy and a rare air of exclusivity. It is located cca. 1200 meters from the sea and beaches.

Apartment D, on the first floor, spans a total of 94.47 square meters, meticulously laid out to offer both comfort and sophistication.

Upon entering, one is greeted by a hallway that leads to a guest toilet. The apartment boasts two generously sized bedrooms, each graced with its own private bathroom—an arrangement designed to afford both convenience and luxury. The kitchen flows seamlessly into a living room and dining area, a space destined to become the heart of the home. From this room, a door opens onto a covered terrace, offering a tranquil retreat for its owner to bask in the serenity of the surroundings.

Two parking spaces shall be allocated to this residence, while warmth in the cooler months will be assured by electric underfloor heating. Air conditioning units, strategically placed in every room, shall serve for both heating and cooling, and a provision for a fireplace has been made in the living room, allowing the option of an additional heat source—or perhaps, simply the comforting glow of a crackling fire on a winter's eve.

The future owner will have the liberty to select the floor coverings, ensuring a personal touch to this already exquisite abode.

Completion of this fine project is anticipated by the autumn of 2025, presenting a most splendid opportunity for those in pursuit of an ideal home in the picturesque town of Poreč. It is, in short, a residence that promises comfort, peace, and the timeless beauty of the Mediterranean—wrapped in the elegance of modern design.

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:**

Floor heating  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
3.819 €

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 €

