

Apartment

Poreč, Istria



Ref	RE-U-33888
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	83 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 374 265

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Luxury apartment 75m², in a new building 800 meters from the sea in Porec!

A new residential development is being launched here, just 800 meters from the sea, beautiful beaches, and the historic city center. This project will feature a total of 30 premium apartments spread across four floors, with unit sizes ranging from 50 m² to 150 m². Each apartment includes either a parking space in the garage (25 spaces available) or a spot next to the building (5 spaces), along with a storage room for most of the units. The building will be equipped with an elevator providing access from the garage to each floor.

Both the exterior and interior design of the building and the apartments will adhere to high construction standards and achieve an A+ energy certification. We are offering a ground-floor apartment with a total net area of 71.75 m², featuring an entrance hall, toilet, kitchen, living room, bathroom, hallway, two bedrooms, and a balcony. Additionally, the apartment includes a storage room (No. 19) and a garage parking space.

The apartment is equipped with inverter air conditioners for heating and cooling in each room, top-quality Italian ceramics, first-class laminate flooring, secure entry doors with coded keys, high-quality PVC/ALU windows with double-glazed IZO glass filled with argon, and electric underfloor heating in the bathrooms. Each apartment will have a spacious covered balcony offering an unforgettable view of the sea and the city of Poreč. Mediterranean plants and trees will be planted around the building, adding to the overall appeal of the project. The project is expected to be completed by March 2025.

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
- Storage
- Floor heating
- Lift
- Urbanized

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Price per m²:
4.509 €

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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