

Apartment

Poreč, Istria



Ref	RE-U-34146
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	4500 m
Floorspace	97 sqm
No. of bedrooms	3
No. of bathrooms	2

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Price

€ 390 000

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In the charming town of Poreč, nestled along the west coast of the Istrian peninsula, lies an opportunity worthy of note. Renowned for its Mediterranean climate, natural splendor, and the preservation of its ancient cultural heritage, Poreč is a haven for year-round residence. The town is flanked by 53 surrounding settlements, where modern villas with swimming pools and well-appointed apartment complexes stand in harmony with the landscape. In the heart of the town, one may find a wide array of dwellings, from quaint, rustic stone homes to luxurious contemporary residences.

And just on the outskirts of this historic city, there stands a newly constructed building of modern design, housing luxury apartments with views that sweep across the sea. Within this edifice, on the first floor, resides a distinguished apartment, one of only four within the building. Spanning a generous 97.06 square meters, it comprises an inviting entrance hall, three capacious bedrooms, two well-appointed bathrooms, and an additional guest lavatory. The living room, dining area, and kitchen unfold in an open-concept style, offering a sense of space and light, and leading out to a terrace of 14.95 square meters. Here, one can enjoy the fresh sea breeze while taking in the panoramic view from the covered terrace, complete with a private jacuzzi.

The apartment has been constructed with the finest materials. The floors are laid with a blend of stone, ceramic, and wood, chosen with purpose and precision. The exterior windows and doors are crafted from aluminum with triple-layered Thermopan glass, ensuring both insulation and elegance, while the interior carpentry is fashioned from quality wood. Climate control is provided by advanced multi-split inverter air conditioning units, ensuring comfort in all seasons. A covered parking area graces the front of the building, with each apartment allotted two parking spaces.

This property, being part of the VAT system, has the added benefit of including VAT in the listed price. It presents a most remarkable opportunity, whether one seeks a refined family residence or an investment for tourist accommodation.

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:

Spa
Modern

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Price per m²:
4.021 €

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:
4.591 €

Median price/m² of this type
in Croatia:
4.219 €

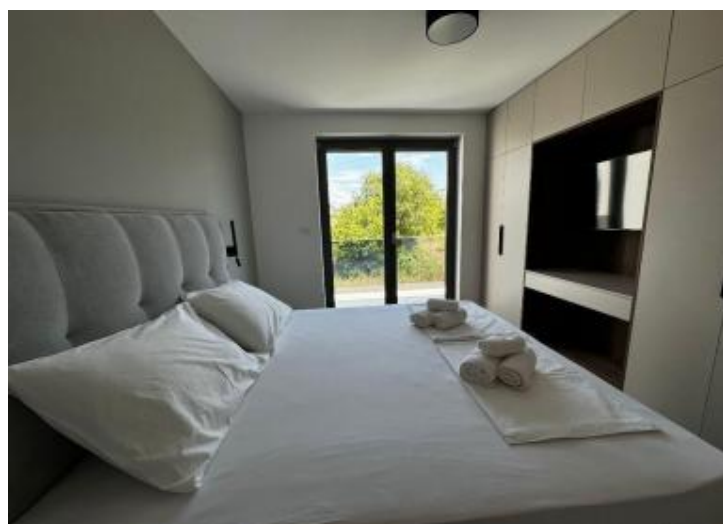
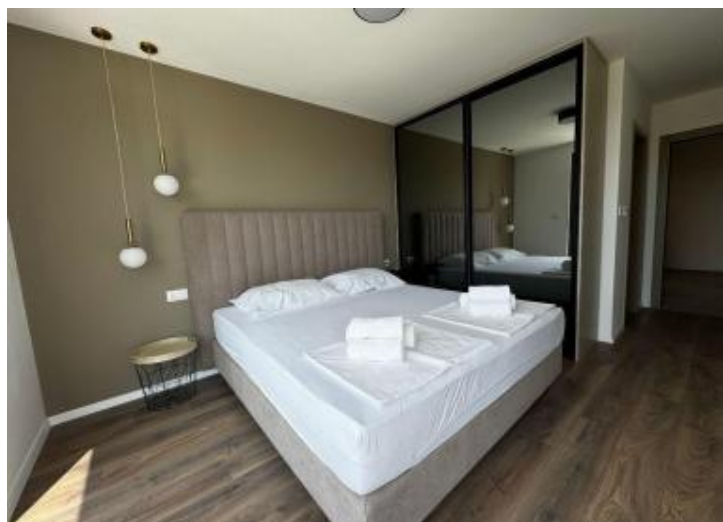
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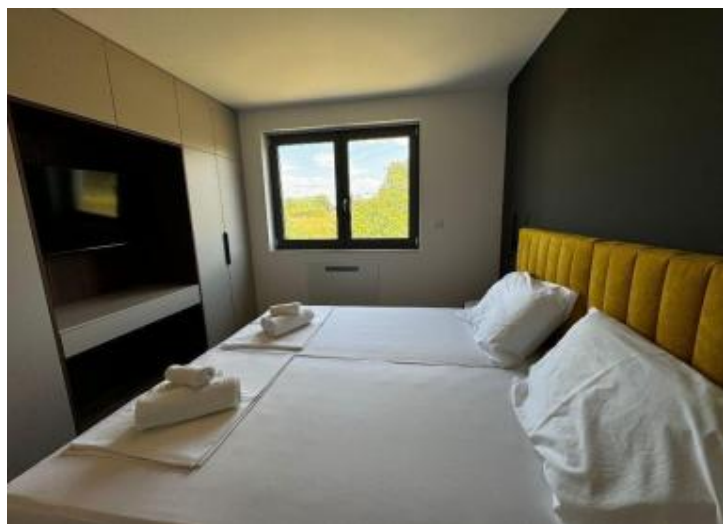
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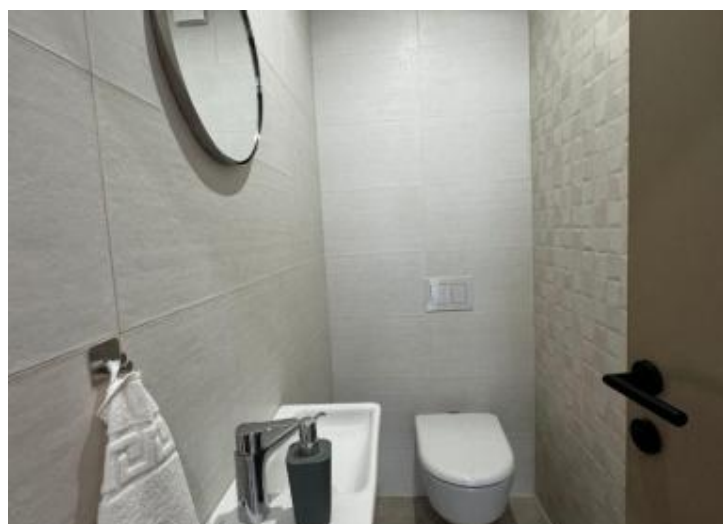
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