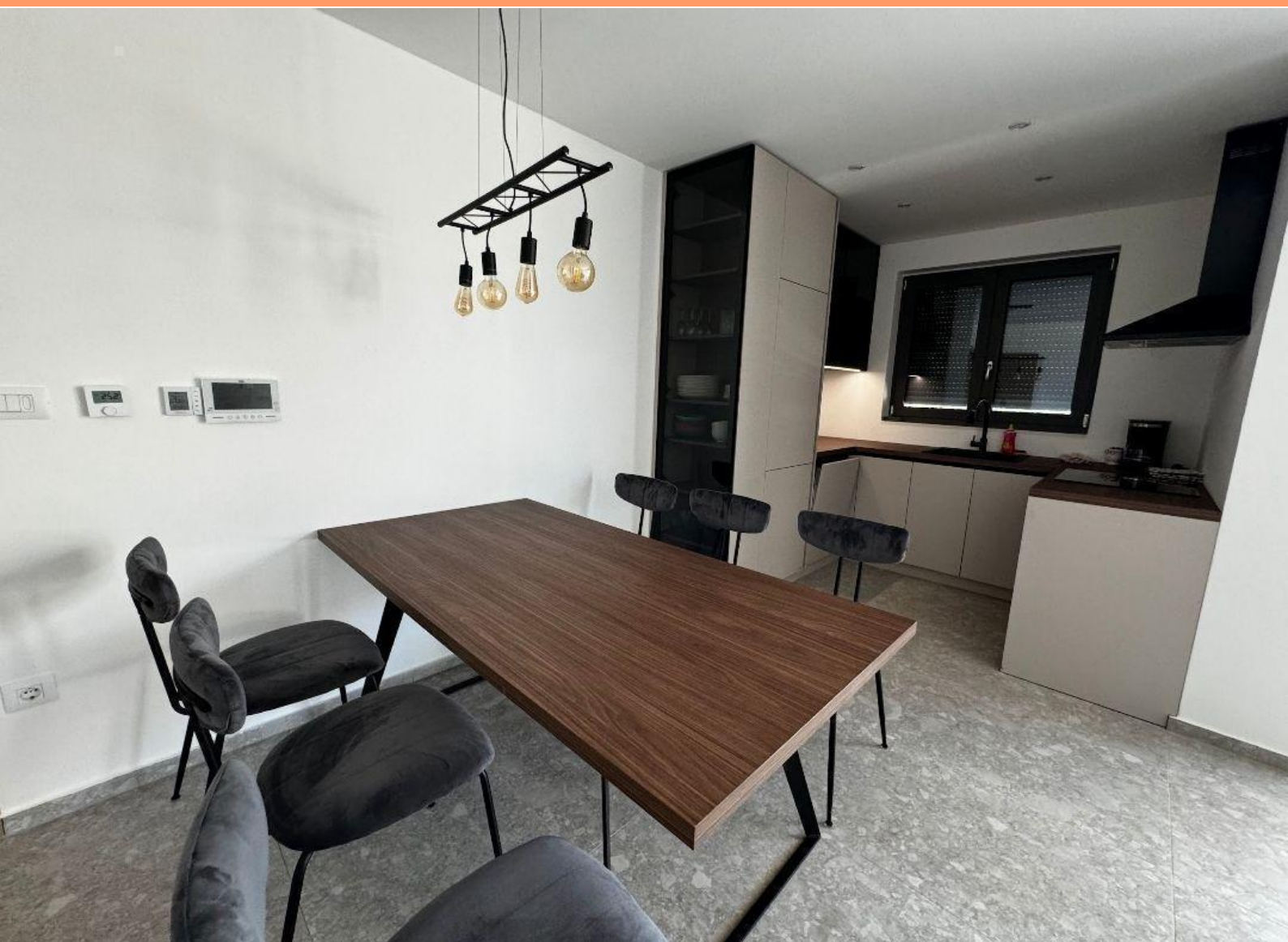


# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-34142
<b>Type</b>	Apartment
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	4500 m
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2

# Apartment

Poreč, Istria



**Price**

€ 390 000

# Apartment

## Poreč, Istria



Luxury apartment in Porec, on the ground floor with a heated swimming pool, cca. 4 km from the sea!

This modern, newly constructed building with luxury apartments is situated just outside the city of Poreč, offering stunning sea views. The apartment is located on the ground floor of a building that houses only four residential units, ensuring privacy and exclusivity. With a living area of 100.46 m<sup>2</sup>, it features an entrance hall, three spacious bedrooms, two bathrooms, and an additional guest toilet.

The open-concept design of the living room, dining area, and kitchen creates a sense of spaciousness, seamlessly extending to a 15.63 m<sup>2</sup> terrace. The entire living space opens onto a covered terrace and a private heated swimming pool, complete with a privacy partition, offering an ideal space for relaxation.

Constructed with high-quality materials, the apartment boasts floors finished in stone, ceramic, or wood, tailored to the needs of each space. The exterior carpentry features aluminum with triple-glazed Thermopan glass for excellent insulation, while the interior woodwork adds warmth and style. Multi-split inverter air conditioners ensure efficient heating and cooling throughout the year.

A covered parking area is available in front of the building, with each apartment offering two parking spaces. The property is part of the VAT system, meaning the price includes VAT. This apartment is a perfect choice for both family living and as a rental investment for tourism.

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:**

Swimming pool  
Urbanized  
Modern

# Apartment

## Poreč, Istria



Price per m<sup>2</sup>:  
3.900 €

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 €

# Apartment

Poreč, Istria



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