

New development

Poreč, Istria



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| | |
|-------------------------|-----------------|
| Ref | RE-U-35798 |
| Type | New development |
| Region | Istria > Poreč |
| Location | Poreč |
| Front line | No |
| Sea view | No |
| Distance to sea | 1200 m |
| Floorspace | 82 sqm |
| No. of bedrooms | 2 |
| No. of bathrooms | 1 |
| Price | € 280 000 |

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New complex with fitness centre cca. 1 km from the sea in Porec!

We would like to highlight that this is a smaller building with four residential units and one commercial space, which will be transformed into a fitness center in the future.

Location:

This project is situated in a very peaceful area, just a 3-minute drive from a shopping center and only 1.2 km from the nearest beaches, offering a perfect blend of convenience and tranquility.

Property Details:

The property in question is an apartment located on the second floor within a high attic, with a total living area of 82.17 m². The layout allows future owners the flexibility to divide the space into two separate units or enjoy it as a spacious, comfortable family home with an excellent room arrangement.

The sample apartment of 82 sq.m. (second floor) comprises:

- **An entrance hallway** with a guest toilet.
- **A living room** connected to the kitchen and dining area, with access to a terrace.
- **A secondary hallway** leading to two bedrooms and a bathroom.

The apartment includes two parking spaces, which are accounted for in the listed price.

Additional Features:

- PVC joinery in anthracite color has been installed.
- Installation of air conditioning units and underfloor heating in the bathroom is planned, with the option to arrange additional upgrades at an extra cost.
- At this stage, buyers can specify their preferences for flooring and make changes to partition walls according to their needs.
- The building is already under the roof with joinery installed, and the final move-in date is scheduled for January 2026.

Payment Terms:

- At this stage, 50% of the price is payable, with the remaining amount due just before the move-in date.
- The seller is a legal entity, which exempts the buyer from paying real estate transfer tax.

For further information or to arrange a viewing, feel free to contact us. We would be happy to provide more

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insight into this property and its concept!

There are more available apartments in the complex:
35797 - 82 sq.m. - 2 bedrooms - 2d floor - 280 000 eur
35796 - 92 sq.m. - 2 bedrooms - 1st floor - 335 00 eur
35795 - 93 sq.m. - 2 bedrooms - 1st floor - 335 000 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.

Property advantages:

Gym
Floor heating
Urbanized

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Price per m²:
3.415 €

Average price/m² of this type
in this region:
4.270 €

Median price/m² of this type
in this region:
4.264 €

Average price/m² of this type
in Croatia:
4.523 €

Median price/m² of this type
in Croatia:
4.240 €

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