

Apartment

Poreč, Istria



Ref	RE-U-30338
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	150 m
Floorspace	78 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 421 956

Exclusive Location! Luxury New Development in Poreč - Just 150m from the Sea & Riva!

This **prestigious residential-commercial complex** combines **refined aesthetics, warm design, and top-tier functionality** to deliver an unparalleled living and business experience. Located in an **exceptional area near the beach and the historic center of Poreč**, this project elevates the concept of **luxury real estate** to a whole new level.

With its distinctive **S-shaped architecture**, this **modern development** seamlessly enhances the surrounding environment. In addition to its **prime location and superior comfort**, most **upper-floor apartments** boast **stunning sea views**.

The complex features **two underground garages**—one designated for **public use** and the other **exclusively for residents and business tenants**.

Unmatched Location & Appeal

- **Just 150m from the Riva and Poreč's historic center**
- **Only 300m from the nearest beaches**
- **A highly desirable luxury development** in one of Poreč's most sought-after areas

Featured Apartment

- **First-floor unit**
- **Total area: 78.14 m²**
- **Layout includes:**
 - Entrance hallway with wardrobe
 - Spacious **living room** connected to a **kitchen and dining area**
 - **Two bedrooms**
 - **Bathroom**
 - **Loggia (covered balcony)**

Additional Information

- **Underground parking spaces** available for purchase at **€35,000 each**
- **Price listed applies to legal entities** and **does not include VAT**, which applies to private buyers

For **floor plans, payment schedules, deadlines, and further details**, please contact your agent!

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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:

Modern

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Price per m²:
5.410 €

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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