

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-20366
<b>Type</b>	Apartment
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	900 m
<b>Floorspace</b>	106 sqm
<b>Plot size</b>	100 sqm
<b>No. of bedrooms</b>	3
<b>Price</b>	€ 435 000

### **Premium Apartment Under Construction with Garden Near the Sea, Porec Area!**

Poreč is located on the western coast of the Istrian Peninsula. With its Mediterranean climate, natural beauty, and preserved cultural heritage, it is an ideal place for year-round living.

The city includes 53 surrounding settlements featuring modern villas with pools and apartment complexes, while the city center offers a variety of apartments and flats for sale, ranging from rustic stone properties to luxurious new developments.

A beautiful ground-floor apartment is for sale in a residential building with only four units, each with its own entrance and parking space, ensuring complete privacy from neighbors.

The apartment is situated in a lovely, quiet location surrounded by beautiful new properties, just 900 meters from the sea and 2 kilometers from the center of Poreč.

The apartment covers an area of 106.03 m<sup>2</sup> and consists of an entrance hallway with a closet leading into a spacious living area featuring an open-plan kitchen with a dining area and a living room. It includes three generous bedrooms, one of which has an en-suite bathroom, along with an additional bathroom. The entire living space will be equipped with glass walls that open onto a large covered terrace leading to a beautifully landscaped garden of 99.82 m<sup>2</sup>.

The apartment comes with two parking spaces and a basement storage unit of 16.41 m<sup>2</sup>.

Underfloor heating will be installed throughout the apartment, along with the initial phase for air conditioning units.

The completion of construction is expected in April 2024.

This apartment presents an exceptional opportunity for tourist rentals as well as year-round living, thanks to its wonderful, peaceful, and sunny location, along with proximity to all essential amenities such as restaurants and the city center of Poreč.

The apartment is sold unfurnished.

Images are for informational purposes only.

The property is VAT registered, and the price includes VAT.

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.

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### Property advantages:

Storage  
Garden  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
4.104 €

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 €

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