

Apartment

Poreč, Istria



Ref	RE-U-24315
Type	Apartment
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	69 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 215 000

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We are offering an apartment on the first floor of a residential building, located in a peaceful and idyllic area near Poreč, just 10 km from the sea.

This property combines **comfortable living** with excellent **investment potential**.

The apartment is spacious and thoughtfully designed, with a total area of **69 m²**. It features a **bright living room**, a practical **dining area**, a well-equipped **kitchen**, an elegant **bathroom**, and **two comfortable bedrooms**. The apartment also includes a **10.90 m² terrace** with a beautiful view of the surrounding nature, perfect for enjoying morning coffee or relaxing in the evening.

A **secured parking space** in front of the building adds convenience to daily life, while the modern **heating system**, featuring air conditioners that also provide cooling, along with **electric underfloor heating**, ensures comfort throughout the year.

The building, which contains only **five apartments**, offers a sense of intimacy and privacy, making it an ideal home for **families** and **couples** alike.

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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Price per m²:
3116 €

Average price/m² of this type
in this region:
4041 €

Median price/m² of this type
in this region:
4021 €

Average price/m² of this type
in Croatia:
4463 €

Median price/m² of this type
in Croatia:
4130 €

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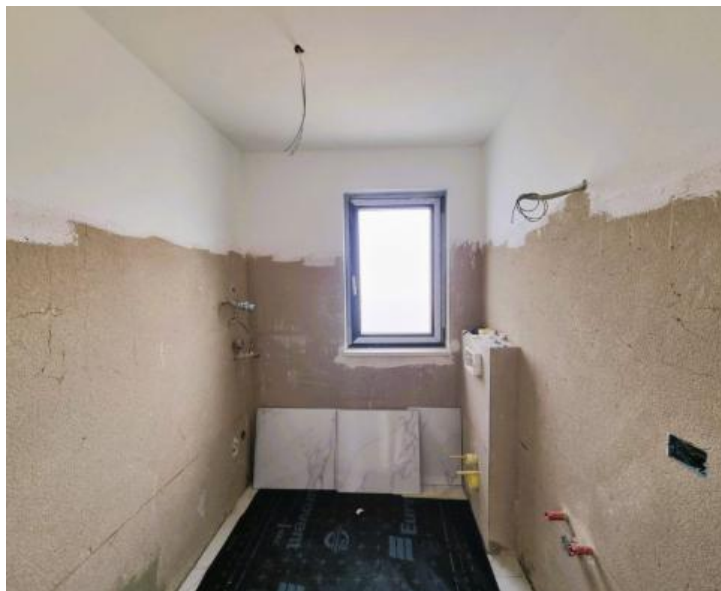
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