

Apartment

Poreč, Istria



Ref	RE-U-38090
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	63 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 278 000

Modern Apartments Under Construction in Poreč - 1.5 km from the Sea

Discover a **modern residential building** with **four exclusive units** under construction in a prime location, just **1.5 km from the beach** and minutes from the vibrant center of Poreč. This property offers a perfect blend of contemporary design, high-quality materials, and excellent investment potential.

Apartment Details - First Floor:

- **Living area:** 61.60 m²
- **Terrace:** 4.26 m² (covered)
- **Layout:**
 - Entrance hall
 - Open-plan kitchen, dining, and living area
 - Two bedrooms
 - One bathroom
 - Access to the covered terrace from the living room
- **Parking:** One designated parking space

Premium Features & Customization Options:

- **Heating & Cooling:** Heat pump system with fan coil units
- **Underfloor Heating:**
 - Electric underfloor heating in the bathroom
 - Optional full-apartment underfloor heating (extra charge)
- **Flooring:** High-quality Italian ceramics (customization available for early buyers)
- **Windows & Insulation:**
 - Aluminum electric blinds (anthracite color)
 - **10 cm thermal insulation** for enhanced energy efficiency

Construction Timeline & Investment Potential:

- **Construction start:** Fall 2024
- **VAT included in the price** (ideal for buyers looking for transparent pricing)
- **Ideal for:** Permanent residence or **high-return tourist rental**

Located in an attractive and **fast-growing area of Poreč**, this apartment offers an outstanding opportunity for modern living or a profitable investment.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Floor heating
Urbanized
Modern

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Price per m²:
4.413 €

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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