

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-38089
<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>	1500 m
<b>Floorspace</b>	67 sqm
<b>Plot size</b>	100 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 298 000

### Modern Ground Floor Apartment with Garden for Sale in Poreč - 1500 m from the Sea

This **modern building** under construction, featuring **4 residential units**, is located just **1500 meters from the sea** and a short drive from the center of Poreč. Set in an **attractive and sought-after area**, the property is just minutes away from **beautiful beaches** and the vibrant city center, making it an ideal location for both **family living** and **tourist rentals**.

#### Apartment Details - Ground Floor with Garden:

- **Living area:** 61.75 m<sup>2</sup>
- **Terraces:** Two terraces of **7 m<sup>2</sup>** and **3.80 m<sup>2</sup>**
- **Private garden:** **150 m<sup>2</sup>**
- **Layout:**
  - Entrance hall
  - Open-plan kitchen, dining, and living area
  - Two bedrooms (one with terrace access)
  - One bathroom
  - Access to a covered terrace from the living room

#### Premium Features & Customization Options:

- **Heating & Cooling:** Heat pump system with fan coil units
- **Underfloor Heating:** Electric underfloor heating in the bathroom (optional full apartment installation for an additional cost)
- **Flooring:** High-quality Italian ceramics (buyers can choose their preferences during construction)
- **Windows & Insulation:**
  - Aluminum electric blinds (anthracite color)
  - **10 cm thermal insulation** for improved energy efficiency

#### Construction Timeline & Investment Potential:

- **Planned construction start:** Fall 2024
- **VAT included** in the price (clear and transparent pricing)
- **Ideal for:** Permanent residence or a profitable **tourist rental investment**

This apartment offers a unique opportunity to live in a **prime location in Poreč**, with easy access to both the city and stunning beaches.

**Contact us for more information or to schedule a viewing!**

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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:**

Floor heating  
Garden  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
4.448 €

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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