

Apartment

Poreč, Istria



Ref	RE-U-37967
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	126 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 475 000

Luxury Apartment with Rooftop Terrace and Sea View in Poreč - Only 900 Meters from the Coast!

Poreč, located on the western coast of the Istrian Peninsula, is a highly sought-after real estate destination known for its **Mediterranean climate, stunning natural beauty, and rich cultural heritage**. With its blend of **modern villas with pools, charming stone houses, and luxury new developments**, Poreč offers the perfect setting for year-round living or investment.

Property Overview

For sale: a **beautiful first-floor apartment** in a modern **residential building with only four units**, ensuring **maximum privacy**. Each apartment has a **private entrance and dedicated parking spaces**. The property is situated in a peaceful, upscale neighborhood **just 900 meters from the sea and 2 km from Poreč city center**.

The apartment features a **total living area of 126.38 m²**, including:

- **Entrance hall with a built-in wardrobe**
- **Spacious open-plan living area** with a modern kitchen, dining area, and living room
- **Three large bedrooms**, including a **master bedroom with an en-suite bathroom**
- **An additional full bathroom**
- **Floor-to-ceiling glass doors** opening onto a **covered terrace of 6.27 m²**

A stylish staircase leads to a **stunning rooftop terrace of 85.67 m²**, including a **green roof area of 21.28 m²**, offering an **unobstructed panoramic sea view**.

Additional Features

- **Two private parking spaces**
- **Basement storage unit of 15.12 m²**
- **Underfloor heating with a heat pump system**
- **Pre-installed air conditioning system**

Investment Potential

This property is an **exceptional investment opportunity**, whether for **tourist rental** or **year-round living**. The **prime location, serene atmosphere, and proximity to essential amenities** such as **restaurants, beaches, and the city center** make it an ideal choice for both personal use and rental income.

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Additional Information

- The apartment is sold **unfurnished**
- Images are **for illustrative purposes only**
- The property is subject to **VAT**, and the listed price includes VAT

This **modern apartment with a private rooftop terrace** offers a perfect blend of **luxury, privacy, and breathtaking sea views**, making it one of the **top real estate opportunities in Poreč**.

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:

Roof terrace
Storage
Urbanized
Modern

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Price per m²:
3.770 €

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:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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