

Apartment

Poreč, Istria



Ref	RE-U-39755
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	164 sqm
No. of bedrooms	3

Apartment

Poreč, Istria



No. of bathrooms

2

Price

€ 812 000

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Exclusive penthouse with a rooftop terrace and unobstructed sea views, just 800 meters from the beach!

We offer an exclusive penthouse in a residential-commercial building with an elevator, featuring stunning open sea views. This luxurious apartment also includes a private garage parking space.

The apartment offers 134.27 m² of living space and a terrace of 120.92 m². After applying the property coefficients, the total area including the terrace amounts to 164.50 m².

The layout includes a very large and spacious living room with sea views and access to the spectacular terrace, a kitchen, three bedrooms—two of which have sea views—a storage room, and two bathrooms.

The penthouse is equipped with four air conditioning units and electric shutters for added comfort.

This exclusive property is located just a 3-minute drive from the beach and the center of Poreč. The micro-location is in a quiet street with minimal traffic, ensuring peace and privacy.

The price includes a garage parking space. The seller is a legal entity.

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
- Garage
- Storage
- Lift

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Price per m²:
4.951 €

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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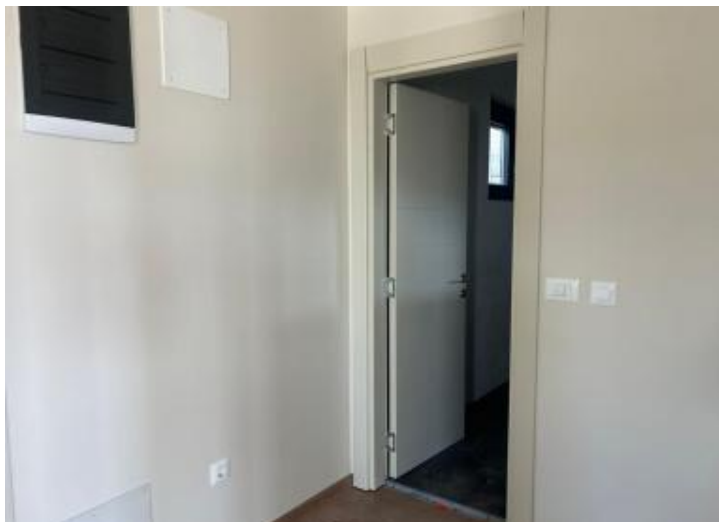
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