

# Apartment

Poreč, Istria



<b>Ref</b>	RE-U-19979
<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>	30 m
<b>Floorspace</b>	49 sqm
<b>No. of bedrooms</b>	1

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**No. of bathrooms**

1

**Price**

€ 315 000

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New apartment in the very center of the city of Porec, 1st row to the sea - rare and unique!

We are glad to offer you a rarity on the market. In the strict center of the city o Porec, only a 5-minute walk from Poreč's main square and a 10-minute walk from the first famous Poreč city beach on the 1st floor in the old town in a residential building, this luxuriously equipped and newly renovated fully furnished apartment is located.

The apartment is located on the 1st floor of a residential building, the area is 49m<sup>2</sup>, and it consists of: entrance hall, bathroom with toilet, bedroom, living room, dining room with kitchen. The floors are covered with ceramic tiles. Heating and cooling is provided by 3 air conditioners.

Preparations are underway for the reconstruction of the exterior of the building and the construction of an elevator in the building.

This apartment is a fantastic investment opportunity and is also suitable for family living throughout the year.

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:**

Lift

Urbanized

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Price per m<sup>2</sup>:  
6.429 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.453 €

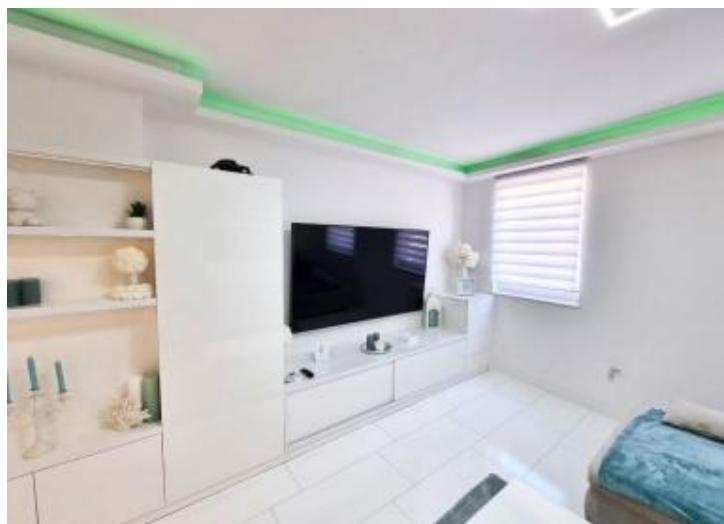
Median price/m<sup>2</sup> of this type  
in this region:  
4.174 €

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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