

Apartment

Porec, Istria



Ref	RE-AB-S83
Type	Apartment
Region	Istria > Poreč
Location	Porec
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	106 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 928 900

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Amazing new duplex-penthouse of 106 sq.m. in the best modern residence in the centre of Porec, mere 150 meters from the sea and 300 meters from the beach.

Lower level offers spacious salon with kitchen and dining area, bedroom, bathroom, terrace.

Upper level offers hallway-salon, two bedrooms, bathroom and terrace.

The price is inclusive of VAT.

The complex comprises 106 premium residential apartments alongside commercial spaces intended for luxury brands. It is ideally located approximately 150 meters from the Poreč waterfront and about 300 meters from the nearest beach, placing it within easy walking distance of the sea and the historic town center.

This luxury residential and commercial development is distinguished by its extensive infrastructure, modern amenities, and high standards of construction quality. The project has been carefully designed to meet the demands of contemporary urban living while preserving a strong connection to its coastal surroundings.

The complex includes two underground garage levels with a total of 388 parking spaces. One garage is designated for residents and commercial tenants, while the second garage is intended for public use, ensuring excellent accessibility and convenience. The ground floor features spacious commercial premises specifically planned for high-end retail and luxury brands.

Pedestrian connectivity is a key element of the design, with newly created walkways and two public squares that provide smooth and direct access between the complex and the historic old town of Poreč. The building is fully accessible for persons with disabilities and is equipped with elevators, video surveillance, an alarm system, and secure entrance doors, offering a high level of safety and comfort.

Apartments are delivered on a turnkey basis and finished with premium materials, including aluminum joinery, triple-layer glass windows, and a choice of high-quality parquet or ceramic flooring. The development is energy efficient, holding an A+ energy certificate, and is equipped with modern intercom systems as well as electric heating and air-conditioning, ensuring year-round comfort and long-term sustainability.

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:

Garage

Urbanized

Modern

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Price per m²:
8.763 €

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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