

Apartment

Poreč, Istria



Ref	RE-U-43617
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	91 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 246 300

POREČ – Spacious three-bedroom ground-floor apartment of 91 m² near the sea and city amenities!

In a peaceful settlement just a few kilometers from Poreč, only 4 km from the city center and beautiful beaches, this modern apartment offers an ideal combination of comfort, functionality and a relaxed Mediterranean lifestyle. Thanks to its excellent location, it ensures tranquility and privacy, while shops, restaurants, cafés and walking paths are just a short drive away.

The apartment, with a total area of 91.05 m², is thoughtfully laid out to provide maximum comfort and practicality for everyday living:

- three spacious and bright bedrooms
- two modern, well-equipped bathrooms
- open-concept kitchen, dining room and living room that form a cohesive living area
- roof terrace, perfect for sunbathing, social gatherings or relaxing with an open view
- private parking space included

The building is built to contemporary construction standards, providing high energy efficiency, durability and modern aesthetics. The apartment on the ground floor offers additional convenience of easy access, while the roof terrace allows for the creation of your own private oasis.

This property is an excellent choice for a comfortable family home, a holiday residence near the sea or a profitable investment for tourist rental in one of the most attractive destinations in Istria, where authentic charm blends with modern living.

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.

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Property advantages:

Roof terrace

Modern

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Price per m²:
2.707 €

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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