

Apartment

Poreč, Istria



Ref	RE-U-43615
Type	Apartment
Region	Istria › Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	87 sqm
Plot size	35 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 246 300

Ground-floor apartment with 2 bedrooms in the Poreč area - excellent opportunity for living or investment

In the wider area of Poreč, just 4 km from the city center and its beautiful beaches, this attractive apartment is situated on the ground floor of a modern newly built residence. It offers an ideal blend of comfort, functionality and authentic Mediterranean living. The surroundings ensure peace and privacy, while all essential amenities — shops, restaurants, cafés, schools and seaside promenades — are within easy reach.

The apartment has a total living area of 86.59 m² and is designed with maximum practicality and comfort in mind:

- two comfortable bedrooms
- two bathrooms plus an additional guest toilet
- open-plan kitchen, dining area and living room
- covered terrace perfect for outdoor dining and relaxation
- private courtyard providing additional privacy and leisure space
- dedicated private parking space

The building is newly constructed to modern construction and energy standards, ensuring long-term value, low maintenance costs and a high level of living comfort. The ground-floor position guarantees easy access and direct connection to the courtyard — ideal for families with children, seniors, pet owners or as an attractive property for tourist rental.

This apartment represents a prime opportunity to purchase quality real estate in one of the most sought-after areas of Istria, where coastal lifestyle, tradition and modern comfort come together in perfect harmony.

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:

Modern

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Price per m²:
2.831 €

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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