

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-43615
<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>	4000 m
<b>Floorspace</b>	87 sqm
<b>Plot size</b>	35 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 246 300

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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 m<sup>2</sup> 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 m<sup>2</sup>:  
2.831 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.470 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.178 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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