

Apartment

Poreč, Istria



Ref	RE-U-46487
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	53 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 261 700

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This modern apartment for sale in Poreč represents a premier residential opportunity within a newly developed project situated just one kilometer from the Adriatic coast. This ground-floor residence is designed to harmonize a contemporary architectural aesthetic with a high-end Mediterranean lifestyle.

The property features a living area of 53 square meters and offers flexible parking solutions, including options for a private underground garage, a covered space with electric vehicle charging capabilities, or a standard uncovered parking spot.

The technical specifications of this building set a new benchmark for quality in the Istrian real estate market, utilizing premium materials and advanced systems rarely found in standard apartment construction. The interior climate and water heating are managed by a sophisticated Daikin Altherma heat pump system, providing efficient underfloor heating and cooling that can be controlled remotely via smartphone. High-traffic common areas and apartment floors are finished with first-class Baldocer ceramics, while the living spaces feature durable, scratch-resistant Bjelin Woodura oak parquet. Every detail, from the Kone elevator with bespoke wood paneling to the Schuco main entrance doors and Geberit plumbing installations, reflects a commitment to long-term durability and luxury.

The building's exterior utilizes a high-performance Etics facade system combined with ventilated decorative panels and 12-centimeter stone wool insulation for superior energy efficiency. Residents will benefit from Komerling eight-chamber PVC joinery equipped with integrated mosquito nets and motorized blinds. Security and privacy are prioritized through fire-resistant and anti-burglary entrance doors by Mitra Zagreb, along with specialized ventilation systems that ensure air quality is maintained independently for each unit.

This project is an outstanding choice for year-round living or a premium holiday retreat, offering significant financial advantages including an exemption from the 3% real estate sales tax. The payment structure is exceptionally favorable, requiring only a 10% down payment with the remaining balance due only after the final building documentation is secured. Additionally, specialized credit financing is available to facilitate the purchase.

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
- Floor heating
- Lift
- Urbanized

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Modern

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Price per m²:
4.938 €

Average price/m² of this type
in this region:
4.453 €

Median price/m² of this type
in this region:
4.174 €

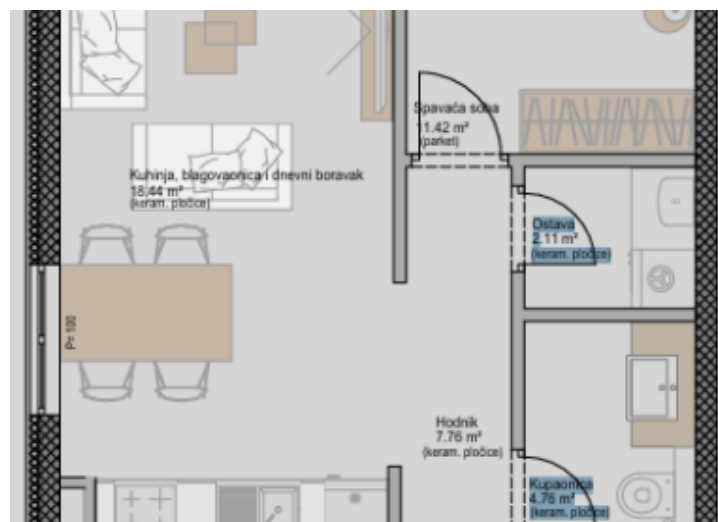
Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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STAMBENA JEDINICA "C"		
Hodnik	7,76	1
Kupaonica	4,76	1
Kuhinja sa blagovaonicom i dnevnim boravkom	18,44	1
Terasa	4,46	0,50
Spavaća soba	11,42	1
Spavaća soba	8,26	1
POVRŠINA STANA "C"		



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