

Apartment

Poreč, Istria



Ref	RE-U-18736
Type	Apartment
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	152 sqm
Plot size	24 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	Price upon request

Apartment

Poreč, Istria



Modern new apartment in Porec area with private swimming pool and garden!

This beautiful apartment is located in an attractive location, just 3 km from the sea and beautiful beaches. The apartment with an area of 152.13 m² extends over two floors: the ground floor and the first floor - and belongs to a new boutique residence.

On the ground floor there is a hallway, a spacious living room with an open kitchen and dining room, 1 bedroom, a bathroom and a toilet. From the living room there is direct access to a nice covered terrace of 12.82 m² and to an uncovered terrace of 54 m² and a **swimming pool** in the yard of 17.50 m².

The second floor is accessed by internal stairs. On the second floor, there are two bedrooms, each with its own bathroom and access to a balcony of 10.60 m².

The apartment also has a parking space and a storage room in the basement.

The residential building is equipped with all communal infrastructure: road, city sewerage, electricity. electricity and water supply.

Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works at the end of 2023.

The building is located in a quiet neighborhood near all essential facilities (restaurants, pharmacy, bakery, shop, etc.), surrounded by nature and greenery, and is an ideal opportunity for all those who are looking for an attractive property near the sea, suitable for living and vacationing, as well and for rental for tourist purposes.

NOTE: The buyer is exempt from paying real estate sales tax.

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:

Swimming pool

Storage

Garden

Urbanized

Modern

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Average price/m² of this type
in this region:
4.470 €

Median price/m² of this type
in this region:
4.178 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

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