

# Apartment

Poreč, Istria



<b>Ref</b>	RE-U-24780
<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>	80 sqm
<b>No. of bedrooms</b>	2

# Apartment

Poreč, Istria



**No. of bathrooms**

2

**Price**

€ 330 000

# Apartment

## Poreč, Istria



Apartment of 80 sq.m. in Poreč - 4 km from the sea!

New high quality residence completed in 2023.

This nice smaller residential building consists of only 5 apartments spread over 3 floors.

The apartment on the first floor has a total living area of 65 m<sup>2</sup> and consists of two bedrooms, one of which has its own bathroom, an additional bathroom, a kitchen with a spacious salon in one unit that has access to a spacious terrace of 30 m<sup>2</sup>.

On the spacious terrace there is a jacuzzi and a sauna that complete the perfection of this apartment. The apartment is heated using underfloor heating and an electric fireplace in the living room (salon).

The apartment is sold with all furniture, and due to its appearance and quiet location, we think it is perfect for starting a family life or as a return on investment for the purpose of renting for tourist purposes.

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:**

Spa

Sauna

Floor heating

Urbanized

# Apartment

## Poreč, Istria



Price per m<sup>2</sup>:  
4.125 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.453 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.174 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

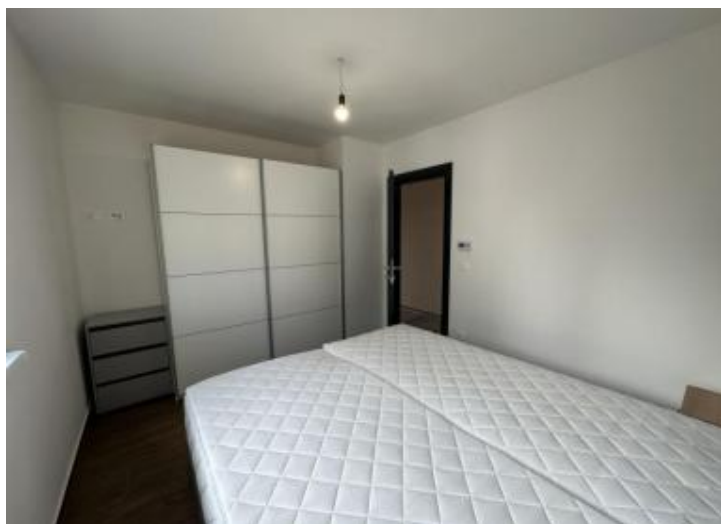
# Apartment

Poreč, Istria



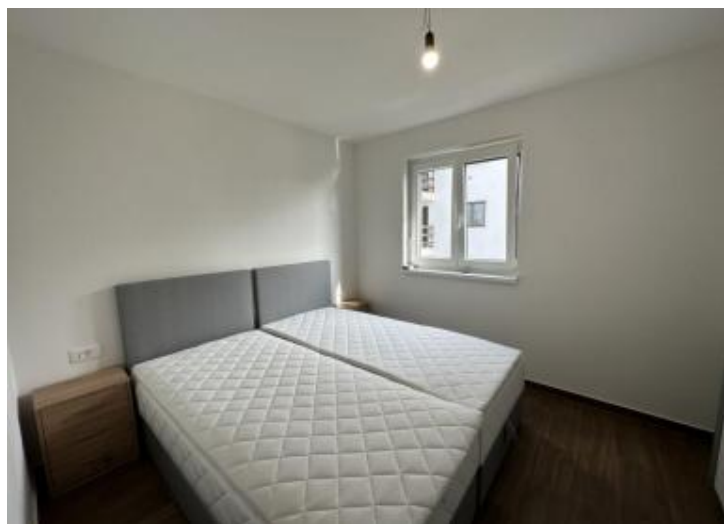
# Apartment

Poreč, Istria



# Apartment

Poreč, Istria



# Apartment

Poreč, Istria



# Apartment

Poreč, Istria



# Apartment

Poreč, Istria

