

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-30143
<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>	150 m
<b>Floorspace</b>	50 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 284 063

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

Affordable 2-bedroom apartment in the most elegant residence in Porec, 150m from Riva and sea!

The refined elegance and warm design, luxurious apartments, and elegant commercial spaces, along with the functionality of both the structure and its surroundings, stand as the defining features of this exceptional residential and commercial complex.

Situated in a remarkable location near the beach and the historic heart of Poreč, this fantastic residence elevates the concept of luxurious living and business premises to an entirely new level.

With its irregular "S"-shaped structure, this luxurious complex serves as an outstanding example of enhancing the existing space. Apart from its prime location and comfort, the majority of the modernly equipped apartments on the upper floor offer breathtaking views of the sea. The property boasts two underground garages, one intended for public space users, and the other for residents and business tenants.

The luxurious location, a mere 150 meters from the waterfront and the ancient core of Poreč, and 300 meters from the nearest beaches, renders this new development exceptionally attractive and sought-after!

***The subject residential unit is situated on the first floor of the building, covering a total area of 50.50 square meters. It comprises an entrance hall with a wardrobe, a living room seamlessly connected to the kitchen and dining area, two bedrooms, a bathroom, and a loggia. In the underground garage, it is possible to acquire one or more parking spaces at the price of 35,000.00 euros.***

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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Price per m<sup>2</sup>:  
5681 €

Average price/m<sup>2</sup> of this type  
in this region:  
4059 €

Median price/m<sup>2</sup> of this type  
in this region:  
4031 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4483 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4130 €

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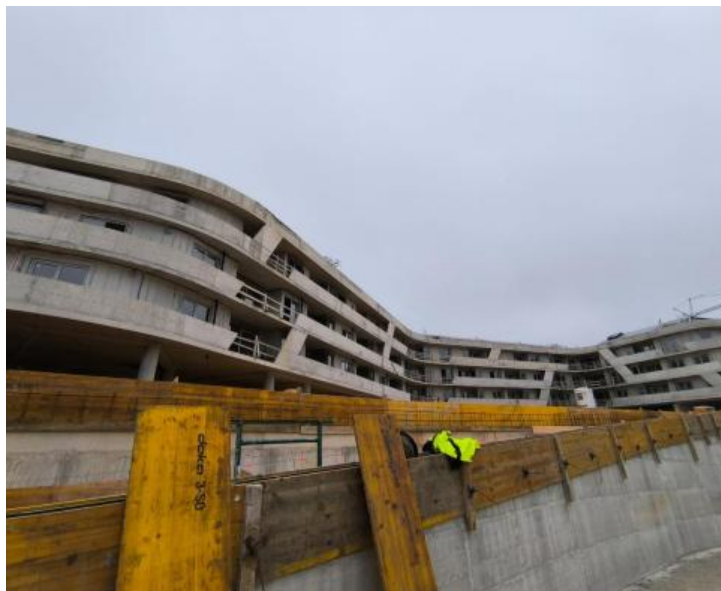


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