

# New development

Poreč, Istria



|                         |                 |
|-------------------------|-----------------|
| <b>Ref</b>              | RE-U-30145AB    |
| <b>Type</b>             | New development |
| <b>Region</b>           | Istria > Poreč  |
| <b>Location</b>         | Poreč           |
| <b>Front line</b>       | No              |
| <b>Sea view</b>         | Yes             |
| <b>Distance to sea</b>  | 150 m           |
| <b>Floorspace</b>       | 50 sqm          |
| <b>No. of bedrooms</b>  | 1               |
| <b>No. of bathrooms</b> | 1               |
| <b>Price</b>            | € 227 250       |

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## **The best luxury residence in Porec ever built, only 150 meters from the sea and central Riva!**

The residence which is perfect for vacation rentals, tourist leasing, and investment opportunities!

The prime 5-star location in Poreč guarantees an impeccable rental track record and an increase in value every year, making it an ideal and secure investment.

This contemporary landmark development will redefine Poreč as a city of modern fashion and style.

With a total of 106 apartments, 15 commercial units, and 388 parking spaces, this complex embodies modern luxury and functionality. Anticipated completion is slated for 2025.

From its feigned aesthetics and inviting design to its top-notch construction quality and premium materials, this residential and commercial hub sets a new standard. Nestled near the beach and the historic center of Poreč, this 5-star address redefines upscale living and business spaces.

The upper floors boast residential units with stunning sea views, while the lower levels accommodate offices, boutiques, eateries, and essential amenities. It's a contemporary coastal living concept perfect for relaxation, year-round dwelling, and tourist leasing.

The underground level features essential parking facilities, addressing Poreč's parking shortage. With its distinctive "S" shape, this luxurious complex seamlessly integrates into its surroundings, offering not just prime location and comfort but also sea vistas from most modern apartments.

With its proximity to the waterfront and the heart of Poreč's old town, just 150m away, and the nearest beaches a mere 300m distant, this new development is highly coveted and exceptionally appealing!

Parking spaces in the underground garage are available for purchase, priced at 35,000.00 euros each.

## **The pricing falls within 4 price categories:**

**YELLOW - Best investment category - 4000 eur per sq.m. without VAT, 5000 eur per sq.m. with VAT.**

**GREEN- Business class apartments - 4600 eur per sq.m. without VAT, 5 750 eur per sq.m. with VAT.**

**BLUE - Prime category for upper floor apartments - 4900 eur per sq.m. without VAT, 6 125 000 eur with VAT.**

**RED - Prime category for upper floors and penthouses - 5500 eur per sq.m. without VAT, 6875 eur per sq.m. with VAT**

The cheapest apartment is 50 sq.m. unit for 227250 eur + VAT.

Garage is offered for extra price of 35 000 eur.

Please, do not hesitate to inquire more information and schedule a visit.

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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  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
4.545 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.357 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.278 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.587 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.261 €

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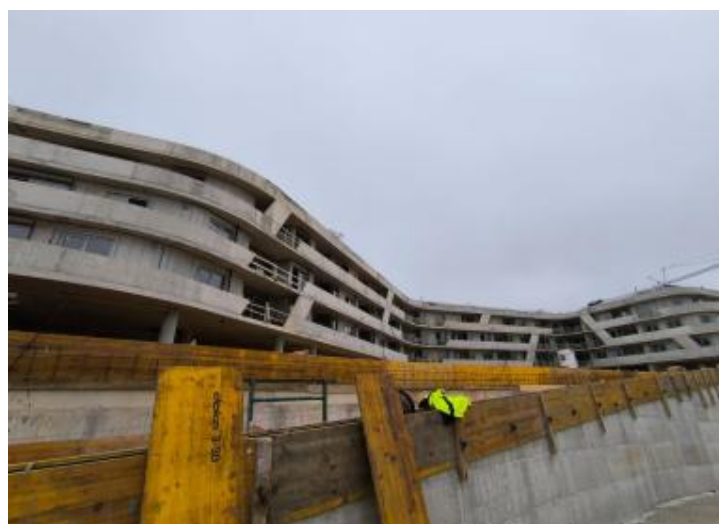
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