

## Poreč, okolica, stan u prizemlju s vrtom!, Poreč, Flat



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Poreč, okolica, stan u prizemlju s vrtom!
Property for:	Sale
Property area:	76.10 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	266,400.00 €
Updated:	Nov 29, 2023

### Condition

Newbuild:	yes
Built:	2024
Condition:	Kept

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440

## Permits

Ownership certificate: yes



## Additional information

Infrastructure: Air conditioner, Sewage  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: Poreč, surroundings, ground floor apartment with garden! This beautiful apartment on the ground floor of a modern new building offers comfortable living space on an area of 76,095 m<sup>2</sup>. It is located in a small, quiet place only 2 km from the coast and 6 km from the picturesque town of Poreč, offering an ideal combination of proximity to the sea and the silence of the rural environment. It consists of a spacious entrance hall, kitchen, dining room and open-plan living room, two comfortable bedrooms, a storage room and a modern bathroom. The connection with the garden is particularly noteworthy - from the living room there is a covered terrace of 15.57 m<sup>2</sup>, ideal for relaxing or decorating according to your own taste as a garden or yard. The emphasis is on the quality of construction and equipment: air conditioning in all rooms, ceramic tiles, laminate, dark glass walls on the terraces, PVC carpentry with electric shutters and burglar-proof entrance doors. The apartment will be available turnkey, without furniture, and completion of the works and occupancy are planned for December 2024. The location offers the practicality of everyday life with the proximity of a school, kindergarten, pharmacy, post office, shops, restaurants and a clinic, all within a few minutes' drive from the apartment itself. The apartment has its own parking space in front, providing additional convenience. This property is subject to VAT, and the displayed price includes VAT. Considering its location and facilities, the apartment is an excellent investment for family life, vacation or the possibility of tourist rental. Located in a peaceful environment, it provides the perfect balance between privacy and connectivity to the necessary amenities. Custom ID: L-0609

Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### **Additional contact info**

Reference Number: 548512  
Agency ref id: L-0609  
Contact phone: +385 (95) 353-6359