

## Poreč, okolica, novi dvosoban stan na prvom katu, Poreč, Flat



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
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, novi dvosoban stan na prvom katu
Property for:	Sale
Property area:	77.82 m <sup>2</sup>
Floor:	1
Bedrooms:	3
Bathrooms:	1
Price:	272,400.00 €
Updated:	Nov 29, 2023

### Condition

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: Water, Air conditioner, Sewage  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: Poreč, surroundings, new two-room apartment The apartment is located on the first floor of a modern new building, it covers an area of 77.82 m<sup>2</sup> and was carefully designed to provide a comfortable and functional living space. It consists of an entrance hall that leads to a spacious kitchen, dining room and living room in an open concept, thus creating a space suitable for socializing and everyday activities. There are also two comfortable bedrooms that provide privacy and a relaxing atmosphere, a storage room for practical storage and a modern bathroom. The covered terrace of 16.50 m<sup>2</sup> is particularly noteworthy, providing additional space for relaxing and enjoying the outdoors. It is equipped with dark glass walls that provide intimacy and protection from the outside elements, creating a pleasant corner for relaxation. The apartment is planned with details that provide a high level of comfort and practicality. Air conditioners will be installed in all rooms to ensure a comfortable temperature throughout the year. Ceramic tiles and laminate additionally contribute to the modern look and ease of maintenance of the space. The carpentry in the apartment will be PVC with electric shutters and glass filled with argon, which provides excellent insulation and energy efficiency. Anti-burglary entrance doors ensure the safety of tenants. The property comes with two private parking spaces, which is a great advantage in urban areas. Completion and occupancy are scheduled for December 2024, giving you the opportunity to secure your place in this modern residential unit. Given its location and characteristics, this apartment represents an excellent investment for family life, but also offers potential for use as a holiday destination or tourist rental. Its

modern equipment and functional layout make it attractive for different needs and lifestyles. This property is subject to VAT, and the displayed price includes VAT. The inclusion of a turnkey concept means that the apartment will be ready to move into without the need for additional investments in decoration or furnishing. Custom ID: L-0612 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: 548515  
Agency ref id: L-0612  
Contact phone: +385 (95) 353-6359