

## ISTRA, POREČ- Moderan i stan na odličnoj lokaciji i pogledom na more! Poreč, Flat



### Seller Info

Name:	Elite Nekretnine
First Name:	Elite
Last Name:	Nekretnine
Company Name:	Elite nekretnine
Service Type:	Selling and renting
Website:	<a href="https://www.elite-nekretnine.hr">https://www.elite-nekretnine.hr</a>
Country:	Croatia
Region:	Primorsko-goranska županija
City:	Rijeka
ZIP code:	51000
Address:	Ciottina 24b
Mobile:	+385 51 444 488
Phone:	+385 51 444 488
Fax:	+385 51 444 494
About us:	<p>LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books.</p> <p>SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities</p>

settling the inscription in the  
Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: ISTRA, POREČ- Moderan i stan na odličnoj lokaciji i pogledom na more!  
Property for: Sale  
Property area: 84.46 m<sup>2</sup>  
Bedrooms: 3  
Price: 296,220.00 €  
Updated: Dec 15, 2023

### Orientation

Orientation: North

### Location

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



### Additional information

Energy efficiency: A+

### Heating

Heating type: air-conditioner

### Description

**Description:**

ISTRIA, POREČ - Modern and spacious apartment in a great location with a sea view! Poreč is one of the most visited tourist centers in Croatia, and one of its oldest cities, inhabited since prehistoric times. During the 2nd century BC, the Roman castrum was built on a small peninsula, on which the core of the old city stands today. During the reign of Emperor Augustus in the 1st century, the castrum was officially declared a city and included in the Roman colony Colonia Iulia Parentium. In Roman times, Poreč got its first walls, the whole city was walled except for the western side, i.e. the tip of the peninsula, where the temple of Neptune or Jupiter was located. The apartment marked A304 is located on the third floor, facing north, with a total size of 84.46 m<sup>2</sup>, it consists of an entrance hall, bathroom, kitchen, toilet, utility room, living room, two bedrooms, a covered balcony and an attached garage with storage. The project is not based only on the quality of the building itself, but also on the environment of the building, Residence S25 envisages the planting of Mediterranean plants and trees that will raise the entire project to a higher level of horticultural landscaping of this ultimate Mediterranean "residence" for our future customers. As for the materials and the interior of the building itself, the Residence S25 building will be equipped with an elevator with an entrance station in the garage to each floor. The exterior and interior decoration of the building and apartments will meet high construction quality criteria as well as a high energy certificate A+: thermal facade system, storey heating and cooling system with inverter air conditioners in the living area of the apartment and all rooms, top quality Italian ceramics and first-class laminates, entrance anti-burglary doors with coded keys, residential carpentry made of high-quality PVC/ALU profiles glazed with double IZO glass filled with argon, electric underfloor heating in the bathrooms, what makes this entire project a great investment opportunity! The completion of the project is scheduled for March 2025. DIRECT CONTACT WITH THE AGENT: Agent: Nikola B. Mobile: 095 377 5581 E-mail: nikolabaltic.elite@gmail.com

**Additional contact info**

Reference Number: 553304  
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