

## ISTRA, POREČ - Prostrani luksuzni stan u novogradnji samo 800m od mora!.

### Poreč, Flat



#### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company: Elite nekretnine  
Name:  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
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: 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. 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

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- Prostrani luksuzni stan u novogradnji samo 800m od mora!  
Property for: Sale  
Property area: 91.23 m<sup>2</sup>  
Bedrooms: 3  
Price: 301,300.00 €  
Updated: Dec 15, 2023

### Orientation

Orientation: South

### 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 - Spacious luxury apartment in a new building only 800 m from the sea! Poreč is a small tourist town on the west coast of Istria, and it has been "living" for over two thousand years, so it has been inhabited since prehistoric times. Back in the first century during the reign of Emperor Augustus, it was declared a city, and it was part of the Roman colony Colonia Iulia Parentium. The walls around the city were built in Roman times, as well as the temple of Neptune or Jupiter. Due to the very mild Mediterranean climate and even 3,850 hours of sunshine per year, it is a popular destination for many tourists from all over the world. The most famous cultural monument is the Euphrasian Basilica, which has been under UNESCO protection since 1997. In addition, it is also known for the old town core, which has preserved the layout of the streets from the ancient Roman castrum (main streets Dekumanus and Cardo Maximus), for the Roman square - Marafor. Not far from Poreč is the only open geological monument in Istria - the Baredine cave. For sale is a superb and modern multi-apartment project located in Poreč, in a quiet location 800 meters from the sea and the first beaches. The mentioned apartment that we are selling, marked A104, located on the first floor of the building, consists of an entrance hall with a wardrobe, a bathroom, a toilet, two bedrooms, a living room with a kitchen and dining room, a balcony and a garage parking space in the basement of the building, which makes total stated square footage of 91.23 m<sup>2</sup>. Heating in all apartments will be regulated through inverter air conditioners in all rooms and electric underfloor heating in bathrooms. The apartments will be equipped with top-quality Italian ceramics and first-class laminates, PVC/ALU carpentry with double Izo glass filled with argon, as well as entrance security doors with coded keys. The building will also have an elevator that is connected to all floors as well as the garage. Construction will begin in the fall of 2023, and the planned completion 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**

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Contact phone: +385 95 377 5581