

ISTRA, POREČ, OKOLICA - 3SS+DB stan u prizemlju novogradnje, Poreč, Flat



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, POREČ, OKOLICA - 3SS+DB stan u prizemlju novogradnje
Property for:	Sale
Property area:	94 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Garden area:	160 m ²
Price:	350,000.00 €
Updated:	Jul 11, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
--------------------	----

Heating

Central heating:	yes
------------------	-----

Parking

Number of parking	1
-------------------	---

spaces:

Description

Description:

ISTRIA, POREČ, SURROUNDINGS - Apartment located on the ground floor of a small new building with an impressive yard close to the beaches and the center of Poreč. We are proud to present a spacious and comfortable apartment located on the ground floor of a quality new building with only 4 residential units. This extremely high-quality apartment covers a total of 94.70 m² of living space, providing the future owners with an extraordinary space for a comfortable and quality life throughout the year.

DESCRIPTION OF THE APARTMENT; Upon entering the apartment, you are greeted by a smaller entrance hall designed for built-in wardrobes, which further leads us to an airy open space rich in natural daylight, thanks to the large glass walls and smart orientation of the apartment. The same space is intended to accommodate a larger living room, ideal for entertaining friends and family, and a larger dining room, next to which there is a slightly separated kitchen. From the same space, there is an exit to the outdoor covered terrace with a view of lush natural greenery, as well as access to the apartment's private garden of 160+ m². Through a smaller corridor, which leads you from the living room to the private part of the apartment, there are 3 comfortable bedrooms and a bathroom. In addition to the living area of the apartment, there is also a guest bathroom, which provides greater practicality and comfort for everyday life. An additional convenience of this apartment is its private storage room, which is located in a separate separate room next to the entrance to the apartment, which provides additional storage. A special detail of the apartment is its imposing private garden with more than 160m², where there is preparation for the summer kitchen and swimming pool. Which actually makes this apartment a real little private paradise where you can rest and have fun with your family and friends. Equally, the apartment has an additional storage room under the building's staircase.

ADDITIONAL INFORMATION; * The apartment is fully air-conditioned, has underfloor heating in all rooms (except the bedrooms), and also has a chimney with the option of installing a pellet or wood stove. * The ownership of the apartment is clear, 1/1, without financial burden. The building has all the necessary documentation. * The apartment also has a parking space in the garden of the building. * The residential building in which the apartment is located consists of only 4 apartments, which ensures peace and privacy. * Future owners have the opportunity to purchase an additional 1,600 m² of agricultural land located in front of the covered terrace on the ground floor, thereby realizing the special opportunity of a real little paradise with numerous additional contents*

LOCATION DESCRIPTION; The property is located in a quiet street, ideal for those who value privacy and silence, and since it is a smaller settlement near the well-known and unavoidable Poreč, it is also ensured without the noise of tourists and a large number of people. All essential facilities needed for everyday life, such as shops, restaurants and schools, are located within a radius of only 2 kilometers from the apartment, while the sea and the first organized beaches are only 1000 meters from the apartment. We are sure that here you will have the opportunity to

create many unforgettable moments with your family and friends, as well as enjoy the comfort created by the proximity of the city. Do not miss the opportunity to become the owner of this extraordinary opportunity. With its airy rooms, practicality and proximity to everything you need, this property provides everything necessary for a real vacation and a quality stay. For any additional questions, necessary information or wish to organize an apartment viewing appointment, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 27345

Additional contact info

Reference Number: 565825

Agency ref id: 27345