

## ISTRA, POREČ - Luksuzan stan u prizemlju sa vrtom, 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 - Luksuzan stan u prizemlju sa vrtom
Property for:	Sale
Property area:	85 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	355,000.00 €
Updated:	Jul 15, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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

Elevator:	yes
Energy efficiency:	A+

### Parking

Number of parking spaces:	1
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### Description

Description:	ISTRIA, POREČ - Luxurious apartment on the ground floor with a garden
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Surrounded by a pleasant Mediterranean climate, located in the heart of the western coast of Istria, the ancient town of Poreč and its coast of preserved natural beauty, landscaped parks, pine and oak groves that reach to the sea itself, along which alternate clean sea, beaches, bays and islands spread over an area of 139 km<sup>2</sup> and consists of 58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism and genuine hospitality. One of the most attractive cities of Croatian tourism that uniquely combines the natural beauty of Istria, rich cultural and historical heritage and the most modern amenities of a top tourist destination. The harmony of the old town core, which is a cultural monument, with one of the most famous Istrian cultural monuments, the Euphrasian Basilica, which is on the UNESCO World Heritage List, and the most organized and best equipped tourist resorts on the Adriatic forms a mosaic of unforgettable experiences. Poreč is also a city that is much more than a summer destination of sun and sea. Poreč is a city tailored to man. A city where there is a constant impulse for better living conditions and greater progress in various spheres. A city that is a pleasant, safe and well-organized place to live where everyone can find their place, a city without surcharges with high social sensitivity for all generations. This beautiful apartment is for sale in a modern building only 1000 m from the sea. It is located on the ground floor and has a total area of approx. 85 m<sup>2</sup> and a net area of 74 m<sup>2</sup> with a covered terrace of 14 m<sup>2</sup>. The apartment consists of a hallway, a kitchen with a dining room and a living room, a guest toilet, three bedrooms, a bathroom and a covered terrace. The apartment will have about 50 m<sup>2</sup> of garden and one parking space. Electric underfloor heating and air conditioning will be installed in the apartment. The property is subject to VAT. The planned completion of construction is at the end of 2024. Due to its attractive location and proximity to the sea, this property is an ideal investment for both tourist rental and family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28298

## Additional contact info

Reference Number: 573785  
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