

## ISTRA, POREČ Luksuzan penthouse sa predivnim pogledom na grad i more. Poreč, Flat



### Seller Info

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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 penthouse sa predivnim pogledom na grad i more
Property for:	Sale
Property area:	253 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	5
Terrace area:	46 m <sup>2</sup>
Price:	1.00 €
Updated:	Jun 12, 2024

### Condition

Newbuild:	yes
Built:	2022
Last renovation:	2022

### 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+

### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 5

## Description

Description:

ISTRIA - POREČ Luxurious penthouse with a beautiful view of the city and the sea The coast of Porec is 37 km long where there are 21 beaches with the Blue Flag - a symbol of clean sea. The most prominent are Lotosi beach, the city beach and Pješćana uvala, which are characterized by clear sea and a rich offer of entertainment and recreational content. For boat owners, the coast of Poreč provides an inexhaustible source of research while they can anchor their boat in one of the well-equipped Poreč marinas. For those looking for fun, the terraces of the city are filled with various facilities almost every day in summer. You can also visit fishing festivals, exhibitions and festivals of indigenous products. As part of the gastronomic offer, traditional Istrian cuisine is indispensable, accompanied by excellent wines and homemade olive oil. The penthouse will consist of a large living room, kitchen and dining area, 5 bedrooms and 5 bathrooms. The quality of this apartment is its location; only 500 meters from the sea, so you can walk to the beach. The distance to the Freedom Square in the city center is 1.3 km. The quality of construction and the availability of content, shopping, cultural, educational and recreational facilities needed for a quality family life are the elements that will adorn the apartments in this urban villa with only 5 apartments. This apartment is a real penthouse with a beautiful terrace but actually as a house for someone who does not like the garden, have the cost of maintaining it. Independent underfloor heating with gas is planned, as with the preparation of hot water via a gas boiler. Each room will have room thermostats to regulate the temperature in the room and a built-in wood-burning fireplace. Air conditioning will be installed in each room as well as in the living room. A total of 4 indoor units. Ceramic tiles are provided on the floors in the apartment in the kitchen, bathrooms and hallway. In the living room and bedrooms, oak parquet is planned at a purchase price of 400 kn / m<sup>2</sup>. The customer can choose the ceramic tiles of their choice. The price of the apartment includes the purchase price of tiles in the amount of 300 kn / m<sup>2</sup>. Also, the customer has the opportunity to choose the model and color of the room door, the color of the interior walls; the buyer in a way becomes his own architect and gets the apartment really the way he wants it. The building will have a Khone elevator. The staircase will be lined with stone, as will the interior benches. The front door will be burglar-proof, the parking lot will be paved. An intercom with a video camera will be installed at the door for the pedestrian entrance to the building. Apartment area: 188.48 m<sup>2</sup> Garage: 24.20 m<sup>2</sup> x 0.50 = 12.10 m<sup>2</sup> Storage no.6: 8.49 m<sup>2</sup> x 0.50 = 4.20 m<sup>2</sup> Storage no. 7: 6 m<sup>2</sup> x 0.50 = 3 m<sup>2</sup> Roof terrace: 182.08 m<sup>2</sup> x 0.25 = 45.52 m<sup>2</sup> TOTAL: 253.3 m<sup>2</sup> Dear clients, agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 14214

## Additional contact info

Reference Number: 577095

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