

## Penthouse s velikom krovnom terasom - 4 km od mora, Poreč, Flat



### Seller Info

Name: Unikat Immobilien  
 First Name: Unikat  
 Last Name: Immobilien  
 Company: UNIKAT IMMOBILIEN  
 Name: ISTRIEN d.o.o.  
 Service Type: Selling and renting  
 Website: <https://unikat-immobilien.com/>  
 Country: Croatia  
 Region: Istarska županija  
 City: Poreč  
 ZIP code: 52440  
 Address: Partizanska 6A  
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 About us: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Penthouse s velikom krovnom terasom - 4 km od mora
Property for:	Sale
Property area:	212 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Balcony area:	36 m <sup>2</sup>
Terrace area:	180 m <sup>2</sup>
Price:	690,000.00 €
Updated:	Mar 14, 2024

### Condition

Newbuild:	yes
Built:	2024



### Location

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Description

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Location of the apartment New construction project in a small town on the outskirts of Poreč, 4 km from Poreč and the sea. In a building with a total of 5 apartments, this apartment is located on the second and last floor - a penthouse - with a roof terrace, in a quiet location. Layout of rooms The penthouse is divided into two completely separated residential units that can be used together, but also separately, and in case of separate use, one unit could be rented, while the other would be for own use. Each apartment consists of an entrance hall, an open living room with kitchen and dining area, two bedrooms, one bathroom and a separate guest toilet and wardrobe. There is direct access to the covered balcony from the living room and kitchen. In front of the entrance to the apartment there is a technical room and a staircase leading to the spacious roof terrace. The roof terrace has a total of 180 m<sup>2</sup>, where, for example, a jacuzzi can be placed. Equipment Blinds and mosquito nets will be installed in the rooms, and mosquito nets and frosted glass in the bathroom. The ceiling will be lowered with flexible lighting, which means that cables and sockets for bulbs will be installed, and the lighting fixtures themselves will have to be organized by the buyer. Heating and cooling The apartment is equipped with underfloor heating, which works on its own heat pump, and inverter air conditioners in the living room and bedrooms. Additional information Each residential unit has two parking spaces in front of the building, so in total there are 4 parking spaces available for the penthouse. ID CODE: 535

## Additional contact info

Reference Number: 579846  
Agency ref id: 535