

## Novogradnja Poreč - stan s dvije spavaće sobe i balkonom, Poreč, Flat



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRICIEN 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  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
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:	Novogradnja Poreč - stan s dvije spavaće sobe i balkonom
Property for:	Sale
Property area:	84 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Balcony area:	18 m <sup>2</sup>
Terrace area:	18 m <sup>2</sup>
Price:	299,000.00 €
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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### Parking

Number of parking spaces: 2

## Description

Description:

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 in a quiet location, this apartment is located on the first floor. Layout of rooms The apartment consists of an entrance hall, an open living room with kitchen and dining area, two bedrooms, one bathroom, a separate guest toilet and wardrobe. From the living room and kitchen there is direct access to the covered terrace. There is a technical room in front of the entrance to the apartment. 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 In front of the building there is a parking space for two vehicles belonging to the apartment. ID CODE: 534

## Additional contact info

Reference Number: 579847  
Agency ref id: 534  
Contact phone: +385 99 5912785