

## ISTRA, POREČ (okolica) - Luksuzan stan u modernoj novogradnji, 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) - Luksuzan stan u modernoj novogradnji
Property for:	Sale
Property area:	81 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Garden area:	310 m <sup>2</sup>
Price:	395,000.00 €
Updated:	Jun 19, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Elevator:	yes
Energy efficiency:	A+

### Parking

Number of parking spaces:	1
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### Description

Description:	ISTRIA, POREČ (surroundings) - Luxurious apartment in a modern new building Bathed in a pleasant Mediterranean climate, located in the heart of the western coast of Istria, the ancient town of Poreč and its coastline of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea itself, along
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which alternating with clear sea, beaches, bays and islands, it covers 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. We proudly present this elegant apartment in a new building, it covers a total living area of 81.75 m<sup>2</sup>, located on the ground floor of the building with direct access to the 310 m<sup>2</sup> garden. This modern oasis offers the perfect combination of comfort and functionality. The apartment consists of an entrance hall, a kitchen with a dining room and a living room with access to a covered terrace and garden, two bedrooms and a bathroom. The two-room arrangement of this apartment provides spaciousness and flexibility in the layout of the rooms, while the bathroom, enriched with sanitary ware from the renowned manufacturer HANS GROHE, further raises the level of luxury. High-quality GARAFOLI brand room doors add sophistication and aesthetics to every corner of the apartment. Windows and doors are made of WINCONA aluminum joinery, and all rooms are equipped with modern blinds that allow control over lighting and privacy according to the wishes of the tenants. The apartment is air-conditioned and also has underfloor heating. The apartment has its own storage room, and a private parking space, closed by a ramp that is controlled by remote control, provides safety and convenience, thus ensuring a quiet and protected space for your vehicle that is occupied by video surveillance. It is also important to emphasize that the building has an elevator. A potential buyer can recognize this property as an excellent tourist investment, but also as an apartment for living, because the location of the apartment itself is excellent, and in the immediate vicinity there are shops, restaurants, cafes, and other facilities where you can find everything you need for a pleasant 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: 28584

## Additional contact info

Reference Number: 580177  
Agency ref id: 28584