

## Višetažni stan blizu Poreča, Poreč, Flat



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN ISTRIAEN 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:	Višetažni stan blizu Poreča
Property for:	Sale
Property area:	115 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Garden area:	350 m <sup>2</sup>
Price:	390,000.00 €
Updated:	Mar 26, 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
------------------	-----

### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Parking

Number of parking spaces:	1
---------------------------	---

## Description

### Description:

Location of the apartment New construction project, apartment in a semi-detached house with two residential units, 5 km from the sea and Poreč. The apartment is located in a small town near Poreč. Layout of rooms The apartment extends through the ground floor, first floor and attic. The ground floor consists of a living room with a kitchen and dining room and a guest toilet. Stairs lead from the living room to the first floor, where there is a bedroom, a separate wardrobe and a bathroom. From the corridor, the following stairs lead to the attic, where there is another bedroom, a bathroom, a spacious storage room and an open terrace. Heating and cooling The price includes the installation of air conditioning and a chimney. At the customer's request, it is possible to install underfloor heating at an additional cost. Additional information The building will be connected to the sewage network. The apartment has a garden with approx. 350 m<sup>2</sup> and a parking space in front of the building. A valid construction permit has been issued for the project, and the completion of construction is scheduled for the end of 2025. The apartment is being sold turnkey-ready with built-in sanitary facilities and a fenced garden, without furniture. At the customer's request and with an additional charge, it is possible to build a pool in the garden. A 5G telecommunication network is available. ID CODE: 539

## Additional contact info

Reference Number: 584205

Agency ref id: 539