

## ISTRA, POREČ - Moderan stan u novogradnji, blizina mora, 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:	ISTRJA, POREČ - Moderan stan u novogradnji, blizina mora
Property for:	Sale
Property area:	98 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Garden area:	84 m <sup>2</sup>
Terrace area:	17 m <sup>2</sup>
Price:	355,000.00 €
Updated:	Jul 14, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	2
---------------------------	---

### Description

Description:	ISTRIA, POREČ - Luxurious apartment in a new building, close to the sea The city of Poreč, one of the most beautiful pearls of the Adriatic Sea, is located on the west coast of Istria. On the relatively small peninsula area where the city arose, traces of the meeting of the Slavic, Romanic and Germanic worlds are still clearly visible today, which at the same time bear witness to the multitude of changes - political, social and ethnic - that this Istrian town has experienced in history. The
--------------	---

history of Poreč is a history of constant changes, movement and turmoil, the impermanence of the people, ups and downs, in which the history of new beginnings appears as a constant. This city constantly reveals traces of the life of many civilizations and cultures that built its urban and historical identity. Located in an excellent and quiet location in Poreč, this beautiful apartment offers an ideal combination of comfort and practicality. Only a few minutes away from the sea and the first beaches, and with quick access to the city center and all necessary amenities (restaurants, shops, school, kindergarten), this apartment is the perfect home for relaxing and enjoying the Mediterranean lifestyle. The apartment is located in a smaller residential building consisting of only five residential units, which provides additional privacy and a sense of exclusivity. Apartment B, located on the ground floor, covers a total area of 98.76 m<sup>2</sup>. It consists of a hallway, guest toilet, storage room, two spacious bedrooms, each with its own private bathroom, kitchen and living room with dining area. From the living room there is an exit to a covered terrace and a spacious garden of approx. 84 m<sup>2</sup>, ideal for relaxing moments outdoors. The apartment will have two parking spaces, and heating will be provided by electric underfloor heating. Air conditioners for heating and cooling will be installed in all rooms, while the installation for a fireplace will be prepared in the living room, providing the possibility of a third source of heating or creating a pleasant atmosphere. The floor coverings in the apartment will be defined according to the wishes of the future owner. The expected completion date of this beautiful project is autumn 2025, providing an opportunity for a perfect home in an ideal location in Poreč. Enjoy the comfort, peace and beauty of the Mediterranean atmosphere in this modernly designed apartment. 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: 29627

## Additional contact info

Reference Number: 595975  
Agency ref id: 29627