

## ELEGANTAN STAN U PRIZEMLJU S BAZENOM, BLIZU MORA! (Z4SA).

### Poreč, Flat



#### Seller Info

Name: Dogma Nekretnine  
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Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	ELEGANTAN STAN U PRIZEMLJU S BAZENOM, BLIZU MORA! (Z4SA)
Property for:	Sale
Property area:	120 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	2
Price:	1.00 €
Updated:	Apr 26, 2024

### Condition

Newbuild:	yes
Built:	2025.

### 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

Energy efficiency:	In preparation
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### Parking

Covered parking space:	yes
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### Description

Description:	A luxurious two-room apartment in a new building offers a combination of elegance, comfort and modern design in a quiet and beautiful location, only 800m from the sea. Located on the ground floor of a building with only four residential units, it offers privacy and exclusivity. The apartment covers a total area of 107.76 m <sup>2</sup> , with a well-designed arrangement of rooms. The entrance hall leads to a
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spacious living room, dining room and kitchen that are integrated in an open space concept, creating an airy and bright space for socializing and relaxing. The special attraction of this apartment is the exit from the living room to the covered terrace of 17.12 m<sup>2</sup>, equipped with a summer kitchen. There is also a private pool here, ideal for refreshment and relaxation at any time of the day. Additional facilities such as sauna and gym provide additional luxury and the possibility of relaxation and physical activity. The quality of construction is highlighted by high-quality building materials, including ALU carpentry, air conditioning, underfloor heating and a heat pump, which ensures comfort and a pleasant atmosphere throughout the year. The apartment also comes with two covered parking spaces provided, which is an added practical aspect. The spacious garden of 300 m<sup>2</sup> provides additional space for relaxing and entertaining outdoors. Buying this apartment on a turnkey basis allows its future owners to immediately enjoy their new home. With construction scheduled to begin in early 2024, this property offers an ideal opportunity for those looking for a high level of luxury, whether for family living or rental for tourist purposes.

**CHARACTERISTICS OF THE APARTMENT:** -top quality construction -PVC carpentry with electric blinds and mosquito nets, triple glass - first-class ceramics, large formats -Hans Grohe sanitary ware - heat pump floor heating, central hot water boiler -air conditioners -sauna and gym -2 covered parking spaces - excellent location, close to the sea and marina The price refers to the apartment without furniture in order to leave space for the personalization of its future owners. The stated price refers to legal entities in the VAT system, while the VAT item is calculated for natural person buyers For any additional information and viewing of the property, please feel free to contact us in order to offer you a personalized approach and a discreet service of finding properties according to your wishes and preferences.

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Tar-Vabriga is heaven on earth for anyone looking for an idyllic tourist destination. Located on the beautiful coast of the Adriatic Sea, this small place enchants with its simplicity and beauty. A walk through the streets of Tar-Vabriga reveals traditional architecture with touches of Mediterranean style, creating a picturesque atmosphere that invites exploration. Every corner of this place exudes the charm and hospitality of the local population. Of course, we must not forget the beautiful beaches that adorn the coast. The crystal clear sea provides the perfect environment for sunbathing, swimming and relaxing on the shore. All in all, Tar-Vabriga is a destination that offers the perfect combination of peace, beauty and comfort, making it an ideal place for a relaxing family vacation or a romantic escape from everyday life. ID CODE: IS1512075

## Additional contact info

Reference Number: 600250  
Agency ref id: IS1512075