

## Poreč- okolica, moderan stan na prvom katu, 500 m od mora, NOVOGRADNJA, Poreč, Flat



### Seller Info

Name: Art Living Real Estate  
 First Name: Art Living  
 Last Name: Real Estate  
 Company: ART LIVING REAL ESTATE  
 Name:  
 Service Type: Selling and renting  
 Country: Croatia  
 Region: Istarska županija  
 City: Umag  
 ZIP code: 52470  
 Address: Pozioi 1g  
 Mobile: +385 91 784 80 83  
 Phone: +385 91 784 80 83  
 About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
 field tour of selected real estate  
 real estate documentation check  
 negotiating sales  
 legal support (sales contract, pre-contracts, registration)  
 transfer of utility obligations (electricity, water, etc.),  
 Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.:

72/2022

## Listing details

### Common

Title:	Poreč- okolica, moderan stan na prvom katu, 500 m od mora, NOVOGRADNJA
Property for:	Sale
Property area:	48 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Garden area:	5 m <sup>2</sup>
Terrace area:	11 m <sup>2</sup>
Price:	175,090.00 €
Updated:	Jul 22, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč

City area: Poreč  
ZIP code: 52440

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

**Description:** Poreč, surroundings Apartment A1 V2 – First floor A modern apartment for sale on the first floor in a new building, only 500 m from the sea and the town center. This beautiful apartment located in a prime location is 5 km from the center of Poreč and 7 km from the center of Novigrad. The apartment has an area of 48.54 m2 and consists of a hallway, a living room with a kitchen and an open-plan dining room with access to a covered terrace of 5 m2. The apartment also has 1 bedroom, a bathroom and a storage room. The apartment also has one parking space. The residential building is equipped with all communal infrastructure: road, city sewerage, electricity. electricity and water supply. The residential building has an elevator Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works in 2023/2024. The building is located in a quiet neighborhood close to all essential facilities (restaurants, pharmacy, bakery, shop, etc.), and is an ideal opportunity for all those looking for an attractive property near the sea, suitable for living and vacationing as well as for renting in tourist areas. purposes. The buyer is exempt from paying real estate sales tax. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. DETAILS OF THE PROPERTY: New construction Proximity to the sea 500 Close to the center 500 Air conditioning Parking place Elevator NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible. ID CODE: 1117

## Additional contact info

Reference Number: 612796

Agency ref id: 1117