

Istra, Poreč - moderan trosobni stan u prizemlju sa vrtom, TOP! lokacija, Poreč, Flat



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
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: Istra, Poreč - moderan trosobni stan u prizemlju sa vrtom, TOP! lokacija
Property for: Sale
Property area: 106 m²
Bedrooms: 4
Bathrooms: 2
Garden area: 100 m²
Price: 424,100.00 €
Updated: Jul 20, 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

Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description: Istria, Porec Building B – Apartment A In an extremely attractive location, only 2 km from the center of Poreč and 1 km from the sea and landscaped beaches, this luxury apartment is for sale on the ground floor of a small modern residential building with four residential units. The total net area of the apartment is 106.03 m² and consists of an entrance hall with a wardrobe, a spacious living room with a kitchen and dining room according to the "open space" principle, then three spacious bedrooms, one of which has its own bathroom, and additional guest bathrooms. Glass walls have been installed along the entire living area, which provide the space with a large amount of light throughout the day. The living room leads to a spacious covered terrace with access to a beautifully landscaped garden of 99.82 m². The property also includes two parking spaces as well as a storage room in the basement of 16.41 m². The apartments will be built from high-quality materials with underfloor heating via a heat pump, air conditioners, parquet and 1st class ceramics. The planned completion of construction is June 2024. An extremely attractive and desirable location make this property perfect both for living and for vacation, and as an investment for tourist purposes in its full potential. 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 intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT from the moment of concluding the Pre-Contract or Purchase Agreement for the mediation service. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible. AGENCY ID CODE: 1101 ID CODE: 1101

Additional contact info

Reference Number: 612811

Agency ref id: 1101