

## 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 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Garden area: 100 m<sup>2</sup>  
Price: 424,100.00 €  
Updated: Nov 14, 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 m<sup>2</sup> 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 m<sup>2</sup>. The property also includes two parking spaces as well as a storage room in the basement of 16.41 m<sup>2</sup>. 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

Contact phone: 091 784 8083