

Istra, Poreč, okolica - moderan atraktivan stan sa krovnom terasom - NOVOGRADNJA, 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
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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, okolica - moderan atraktivan stan sa krovnom terasom - NOVOGRADNJA
Property for:	Sale
Property area:	74 m ²
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Balcony area:	5 m ²
Terrace area:	35 m ²
Price:	320,000.00 €
Updated:	Aug 21, 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, Poreč, surroundings Apartment A4 – 1. floor A modern two-room apartment with a roof terrace is for sale on the first floor of a smaller residential building in a new building. This beautiful apartment is located in a prime location, just 2 km from the sea and beautiful beaches, 9 km from the city of Novigrad, 9 km from the center of Poreč and 35 km from the border crossing with Slovenia. The 73 m² apartment consists of a living room with an open-plan kitchen and dining room, 2 bedrooms, a storage room, a bathroom, a hallway and a covered terrace. The apartment also has a spacious roof terrace with an area of 35 m², where there is a toilet and, if desired, a summer kitchen and a jacuzzi with a beautiful view of nature and the beautiful Istrian landscape can be installed. The apartment is built from high-quality building materials with underfloor heating in all rooms and cooling with air conditioners. The floors will be decorated with high-quality ceramic tiles and laminate, and dark glass walls will be installed on the terraces. The joinery will be PVC with electric blinds and glass filled with argon. The entrance door will be anti-burglary and fire-resistant. The apartment also has two parking spaces with the possibility of charging electric vehicles. Turnkey purchase, completely finished and ready to move in, without furniture. The planned completion of the works is June 2024. The building is located in a quiet neighborhood near all essential facilities (restaurants, pharmacy, bakery, shop, etc.), surrounded by nature and greenery, and is an ideal opportunity for all those looking for an attractive property near the sea, suitable for both living and renting for tourist purposes. DETAILS OF THE PROPERTY: New construction Close to the sea Close to the city center Air conditioning Underfloor heating Spacious roof terrace PVC doors and windows 2 parking spaces 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. 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: 1093 ID CODE: 1093

Additional contact info

Reference Number: 612819

Agency ref id: 1093