

## Istra, Poreč, okolica - moderan stan sa krovnom terasom na TOP lokaciji, 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  
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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 stan sa krovnom terasom na TOP lokaciji
Property for:	Sale
Property area:	65 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	2
Bathrooms:	1
Balcony area:	5 m <sup>2</sup>
Terrace area:	31 m <sup>2</sup>
Price:	280,000.00 €
Updated:	Nov 15, 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 A3 – 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 65 m<sup>2</sup> apartment consists of a living room with an open-plan kitchen and dining room, 1 bedroom, a storage room, a bathroom, a hallway and a covered terrace. The apartment also has a spacious roof terrace with an area of 31 m<sup>2</sup>, where there is a toilet and, if desired, a summer kitchen and a jacuzzi can be installed with a beautiful view of nature and the beautiful Istrian landscape. 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: 1092 ID CODE: 1092

### Additional contact info

Reference Number: 612820  
Agency ref id: 1092  
Contact phone: 091 784 8083