

## Istra, Poreč, okolica - trosoban stan u novogradnji na odličnoj 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  
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, okolica - trosoban stan u novogradnji na odličnoj lokaciji  
Property for: Sale  
Property area: 88 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 1  
Price: 283,000.00 €  
Updated: Aug 24, 2024

### Condition

Newbuild: yes  
Built: 2025

### 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: 2

## Description

Description: In the charming place only 8 km from Poreč, in a quiet and beautiful location only 1500 meters from the sea, the construction of a modern and high-quality residential building with 11 residential units spread over 4 floors begins. Apartment A is located on the ground floor of the building and the total square footage of the apartment is 88.16 m<sup>2</sup>. It consists of a living room with a kitchen and a dining room, three bedrooms, a bathroom, an additional toilet and two covered terraces with access to the garden. Each apartment has two parking spaces that are included in the price of the apartment. The apartment has an air conditioning system, electric underfloor heating and PVC three-layer carpentry. The property is located in a quiet location near all essential facilities and is an ideal opportunity for all those who are looking for a modern property suitable for living and vacationing, as well as for renting for tourist purposes. The buyer is exempt from paying real estate sales tax. Estimated completion date is July 1, 2025. 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: 1069 ID CODE: 1069

## Additional contact info

Reference Number: 612839  
Agency ref id: 1069