

## Istra, Poreč, okolica - stan s galerijom na samo 150 metara od mora, 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 - stan s galerijom na samo 150 metara od mora  
Property for: Sale  
Property area: 63 m<sup>2</sup>  
Floor: 3  
Number of Floors: 3  
Bedrooms: 4  
Bathrooms: 1  
Price: 187,000.00 €  
Updated: Nov 18, 2024

### Condition

Built: 1978  
Last renovation: 2015

### 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: C

## Parking

Number of parking spaces: 1

## Description

Description: Istria, Poreč, surroundings A charming apartment with a gallery is for sale in a quiet and beautiful village just 150 meters from the sea and beautiful beaches and 5 km from the center of Poreč. The apartment with a total area of 63 m2 is located on the third floor of a residential building. It consists of a living room with a kitchen and dining room, a bedroom, a bathroom, a storage room and a nice covered terrace on the first floor, while there are two additional bedrooms on the gallery. The apartment was completely renovated a few years ago and is being sold furnished, functional and decorated. The property is located only 150 meters from the sea and close to all essential facilities, and is an ideal opportunity for all those looking for a charming property suitable for both housing and vacation, as well as for renting for tourist purposes. **DETAILS OF THE PROPERTY:** Furnished Air conditioning 150 meters from the sea Peaceful and beautiful village Close to all essential amenities 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: 1067 ID CODE: 1067**

## Additional contact info

Reference Number: 612840  
Agency ref id: 1067  
Contact phone: 091 784 8083