

## Istra, Poreč, okolica - moderan stan u novogradnji na mirnoj 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 - moderan stan u novogradnji na mirnoj lokaciji
Property for:	Sale
Property area:	76 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Garden area:	240 m <sup>2</sup>
Terrace area:	15 m <sup>2</sup>
Price:	266,315.00 €
Updated:	Nov 20, 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 A1 In a quiet location, 8 km from Poreč and 2500 meters from the sea and landscaped beaches, an apartment is for sale on the ground floor of a smaller building with 4 apartments. Apartment on the ground floor with a total net area of 76.09 m<sup>2</sup>, consists of a living room with a kitchen and dining room, one bathroom, a storage room, and two bedrooms. The living room leads to a covered terrace of 15.57 m<sup>2</sup>, where there is another storage room. The apartment also has a garden area of 240 m<sup>2</sup>. The building will be equipped with quality equipment: - thermal insulation of the building (10 cm), - roof insulation 20 cm, - high-quality aluminum and PVC carpentry, - fire doors and burglar-proof doors. Each apartment has 2 air conditioners and top-quality ceramics (customers can choose ceramics or laminate during the construction phase). The bathroom will be equipped with sanitary facilities. Each apartment has 2 parking spaces. Each apartment has a terrace with a view of nature. The start of the works is in January 2024, while completion is planned in December 2024. Nearby are all the necessary facilities for life, such as a school, kindergarten, pharmacy, post office, catering facilities, shops, and a clinic are located a minute's drive from the property itself. The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. 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. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible. ID CODE: 997

## Additional contact info

Reference Number: 612896  
Agency ref id: 997  
Contact phone: 091 784 8083