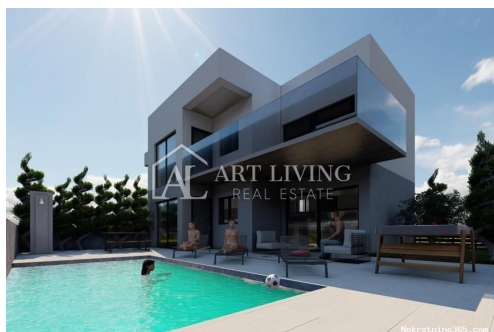


## Istra, Poreč, okolica - luksuzan stan u prizemlju s privatnim bazenom, Poreč, Flat



### 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 - luksuzan stan u prizemlju s privatnim bazenom  
Property for: Sale  
Property area: 93 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Terrace area: 14 m<sup>2</sup>  
Price: 460,000.00 €  
Updated: Jul 08, 2024

### Condition

Newbuild: yes  
Built: 2023

### 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 A For sale is a luxurious three-room apartment with a swimming pool of modern design in a new building, in a quiet and beautiful location, only 4 km from the city of Poreč and its beautiful beaches. The apartment is located on the ground floor of a building with a total of 4 residential units. The apartment with a total net area of 93.32 m<sup>2</sup> consists of an entrance hall, kitchen, dining room and living room according to the open space principle, 3 bedrooms, 2 bathrooms and a toilet. From the living room there is direct access to the terrace of 14.95 m<sup>2</sup> and the swimming pool with an arranged sunbathing area. The property is built from high-quality building materials with ALU carpentry, air conditioners and underfloor heating throughout the apartment. The apartment also has 2 parking spaces. Purchase on a "turnkey" basis, completely finished, furnished and ready to move in, with furniture included. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a higher level of luxury, which is reflected in spaciousness, comfort, design, style, architecture and additional amenities. This beautiful property can be adapted both for family life and for rental for tourist purposes

**CHARACTERISTICS OF THE APARTMENT:** New construction Swimming pool with sunbathing area Underfloor heating in all rooms Air conditioning 2 parking spaces Peaceful and beautiful location 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: 990

## Additional contact info

Reference Number: 612901  
Agency ref id: 990