

Istra, Poreč, okolica - moderni dvoetažni stan na odličnoj lokaciji s pogledom na more, 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 - moderni dvoetažni stan na odličnoj lokaciji s pogledom na more
Property for:	Sale
Property area:	236 m ²
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	3
Balcony area:	17.12 m ²
Terrace area:	70 m ²
Price:	1,250,000.00 €
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

Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2
Covered parking space: yes

Description

Description: Istria, Poreč, surroundings Flat D A luxurious two-story apartment with a roof terrace of modern design is for sale in a new building, in a quiet and beautiful location, only 7 km from the city of Poreč and 1.5 km from the sea and well-kept beaches. The apartment is located on the first floor of a building with a total of 4 residential units. The apartment with a total area of 236 m² consists of a storage room with a laundry room, a guest toilet, 2 bedrooms with their own bathrooms, an open space kitchen, a dining room and a living room with access to a covered balcony. We climb the external stairs to the second floor, which consists of a storage room, a bathroom, an open space room for hanging out and a kitchen that has access to a terrace with a dining table, a covered bioclimatic pergola, as well as a sunbathing area, a jacuzzi, a gym and a sauna. The roof terrace offers a beautiful view of the sea and the charming landscape of Istria The property is built from high-quality building materials with ALU carpentry, air conditioning, underfloor heating and a heat pump. The apartment also has 2 covered parking spaces. Purchase on the "turnkey" principle, completely finished and ready to move in, by agreement with included furniture. The planned start of the works is at the beginning of 2024. 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
Jacuzzi with sunbathing area
Summer kitchen
Underfloor heating in all rooms
Air conditioning
Sauna
Gym
2 parking spaces
Close to the sea and beaches
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: 983

Additional contact info

Reference Number: 612907
Agency ref id: 983
Contact phone: 091 784 8083