

## Istra, Poreč, okolica - luksuzni dvoetažni stan 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  
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 - luksuzni dvoetažni stan s pogledom na more  
Property for: Sale  
Property area: 236 m<sup>2</sup>  
Floor: 1  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 3  
Balcony area: 17.12 m<sup>2</sup>  
Terrace area: 70 m<sup>2</sup>  
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 C 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 m<sup>2</sup> 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: 982

### **Additional contact info**

Reference Number: 612908  
Agency ref id: 982  
Contact phone: 091 784 8083