

## Poreč - okolica, TOP stan na 1 katu sa krovnom terasom površine 90 m2, 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: Poreč - okolica, TOP stan na 1 katu sa krovnom terasom površine 90 m2  
Property for: Sale  
Property area: 94 m<sup>2</sup>  
Floor: 1  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Balcony area: 90 m<sup>2</sup>  
Terrace area: 20 m<sup>2</sup>  
Price: 356,800.00 €  
Updated: Nov 24, 2024

### Condition

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: 1

## Description

Description: Poreč - surroundings A modern, newly built apartment for sale on the 1st floor with a roof terrace of 90 m<sup>2</sup>, in an attractive location 600 m from the sea and beaches, only 6 km from the city of Poreč. The apartment has an area of 94 m<sup>2</sup> and consists of an entrance hall, a living room with an open-plan kitchen and dining room, 3 bedrooms, a bathroom, a toilet, a balcony, a storage area of 14 m<sup>2</sup> and a spacious roof terrace of 90 m<sup>2</sup> with a view of nature. . On the roof terrace, which is accessed by an internal staircase, there are electricity, water and shower connections, and it is possible to install a jacuzzi, a summer kitchen with a grill, and a sun deck. The apartment has its own parking space of 15 m<sup>2</sup>. The apartment is located near all important facilities, beaches, shops, catering facilities, etc., and is an ideal opportunity for all those who are looking for an attractive property near the sea, suitable for living and vacationing as well as for renting for tourist purposes. **PROPERTY CHARACTERISTICS** Close to the sea Roof terrace 90 m<sup>2</sup> Underfloor heating Air conditioned New construction The commission of the agency for the buyer is 3% + VAT 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: 845

## Additional contact info

Reference Number: 613010  
Agency ref id: 845  
Contact phone: 091 784 8083