

Poreč-okolica, novogradnja, stan u prizemlju s vrtom-PRILIKA!, 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, novogradnja, stan u prizemlju s vrtom-PRILIKA!
Property for: Sale
Property area: 59 m²
Number of Floors: 2
Bedrooms: 3
Bathrooms: 1
Garden area: 210 m²
Terrace area: 6 m²
Price: 211,633.00 €
Updated: Nov 07, 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

Elevator: yes
Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description: Poreč, surroundings (A1) ZG.3 For sale is a modern apartment on the ground floor of a smaller residential building in a new building. This beautiful apartment is located in a prime location, just 3 km from the sea and beautiful beaches, 7 km from the city of Novigrad, 9 km from the center of Poreč and 18 km from the border crossing with Slovenia. The apartment has an area of 59.74 m² and consists of a hallway, a living room with an open-plan kitchen and dining room with access to a beautiful terrace of 6 m², 2 bedrooms and a bathroom, and a garden of 210 m². The apartment also has two parking spaces and a storage room in the basement. The apartment has ceramic tiles, laminate in the rooms and underfloor heating in the bathroom. The residential building is equipped with all communal infrastructure: road, city sewerage, electricity, electricity and water supply. Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works spring 2024. The building is located in a quiet neighborhood near all essential facilities (restaurants, pharmacy, bakery, shop, etc.), surrounded by nature and greenery, 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 rental for tourist purposes. The buyer is exempt from paying real estate sales tax. **DETAILS OF THE PROPERTY:** New construction Lift Underfloor heating Air conditioning Close to the sea Close to the city center Proximity to the border crossing (18 km from the Slovenian border) 2 parking spaces 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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. ID CODE: 811

Additional contact info

Reference Number: 613032
Agency ref id: 811
Contact phone: 091 784 8083