

# Poreč-okolica, novogradnja, stan u prizemlju s vrtom-PRILIKA!, Poreč, Flat



#### Seller Info

Art Living Real Estate Name:

First Name: Art Living Last Name: Real Estate

ART LIVING REAL ESTATE Company

Name:

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

72/2022 Reg No.:

## Listing details

#### Common

Title: Poreč-okolica, novogradnja, stan u prizemlju s vrtom-PRILIKA!

Property for: Sale Property area: 59 m<sup>2</sup> Number of Floors: 2 Bedrooms: 3 1 Bathrooms:

Garden area: 210 m<sup>2</sup> Terrace area:  $6 \text{ m}^2$ 

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:

In preparation Energy efficiency:

Parking

Number of parking 2

spaces:

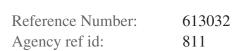
# Description

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 and 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





Contact phone: 091 784 8083