

## Poreč- okolica, moderan stan na TOP lokaciji, 500 m od mora, 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, moderan stan na TOP lokaciji, 500 m od mora |
| Property for:     | Sale  |
| Property area:    | 57 m <sup>2</sup>   |
| Floor:            | 1   |
| Number of Floors: | 3   |
| Bedrooms:         | 2   |
| Bathrooms:        | 1   |
| Terrace area:     | 15 m <sup>2</sup>   |
| Price:            | 235,852.00 €  |
| Updated:          | Nov 09, 2024  |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| 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

Elevator: yes  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: Poreč, surroundings Apartment C1 V2 – First floor A modern apartment for sale on the first floor in a new building, only 500 m from the sea and the town center. This beautiful apartment located in a prime location is 5 km from the center of Poreč and 7 km from the center of Novigrad. The apartment of 57.04 m<sup>2</sup> consists of a hallway, a living room with an open kitchen and dining room with access to a covered terrace of 10 m<sup>2</sup>. The apartment also has 1 bedroom, a bathroom, another covered terrace of 5 m<sup>2</sup> and a storage room. The apartment also has one parking space. The residential building is equipped with all communal infrastructure: road, city sewerage, electricity. electricity and water supply. The residential building has an elevator Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works in 2023/2024. The building is located in a quiet neighborhood close to all essential facilities (restaurants, pharmacy, bakery, shop, etc.), and is an ideal opportunity for all those looking for an attractive property near the sea, suitable for living and vacationing as well as for renting in tourist areas. purposes. The buyer is exempt from paying real estate sales tax. 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. DETAILS OF THE PROPERTY: New construction Proximity to the sea 500 Close to the center 500 Air conditioning Parking place Elevator 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: 703

## Additional contact info

Reference Number: 613096

Agency ref id: 703  
Contact phone: 091 784 8083