

Poreč-okolica, dvoetažni stan u novogradnji s krovnom terasom 3 km 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
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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, dvoetažni stan u novogradnji s krovnom terasom 3 km od mora
Property for: Sale
Property area: 124 m²
Floor: 1
Number of Floors: 1
Bedrooms: 4
Bathrooms: 3
Terrace area: 15 m²
Price: 435,700.00 €
Updated: Jul 16, 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

Energy efficiency: In preparation

Parking

Number of parking spaces: 1

Description

Description: Poreč, surroundings (flat 3) A modern two-story, three-room apartment in a new building with a roof terrace is for sale. 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 with an area of 124.82 m² extends over two floors: the ground floor and the first floor. On the ground floor there is a hallway, a spacious living room with an open kitchen and dining room, 2 bedrooms, a bathroom and a toilet. From the living room, there is direct access to a beautiful covered spacious terrace of 15.32 m². The second floor is accessed by internal stairs. On the second floor, there is a bedroom, a bathroom, a wardrobe of 6.63 m² and a toilet. The apartment also has a parking space and a storage room in the basement, as well as a roof terrace with the possibility of placing a jacuzzi. 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 03/2024 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 Roof terrace Air conditioning Close to the sea Close to the city center Proximity to the border crossing (18 km from the Slovenian border) 1 parking space 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: 661

Additional contact info

Reference Number: 613117

Agency ref id: 661