

Poreč-okolica, trosoban stan na 2 etaže sa bazenom i vrtom, novogradnja, 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
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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, trosoban stan na 2 etaže sa bazenom i vrtom, novogradnja
Property for: Sale
Property area: 181 m²
Floor: 1
Number of Floors: 1
Bedrooms: 4
Bathrooms: 3
Balcony area: 10 m²
Terrace area: 12 m²
Price: 579,200.00 €
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 2) A modern two-story, three-bedroom apartment with a pool and garden in a new building 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 of 157, 64 m² is spread over two floors: ground floor and first floor. On the ground floor there is a hallway, a spacious living room with an open kitchen and dining room, 1 bedroom, a bathroom and a toilet. The living room leads directly to a beautiful covered terrace of 12.90 m² and an uncovered terrace of 52 m² and a pool in the yard of 17.50 m². The second floor is accessed by internal stairs. On the second floor, there are two bedrooms, each with its own bathroom and access to a 10 m² balcony. The apartment also has a parking space and a storage room in the basement. 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 Swimming pool 17 m² Garden 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 intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT at the time of concluding the Pre-Contract or Purchase Agreement for the mediation service. ID CODE: 660

Additional contact info

Reference Number: 613118

Agency ref id: 660