

## Poreč-okolica, dvoetažni stan sa bazenom u novogradnji 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  
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, dvoetažni stan sa bazenom u novogradnji 3 km od mora  
Property for: Sale  
Property area: 152 m<sup>2</sup>  
Floor: 1  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Garden area: 24 m<sup>2</sup>  
Balcony area: 10 m<sup>2</sup>  
Terrace area: 12 m<sup>2</sup>  
Price: 541,200.00 €  
Updated: Jul 16, 2024

### Condition

Newbuild: yes  
Built: 2023

### Location

Country: Croatia  
State/Region/Province: Istarska županija

City: Poreč  
City area: Poreč  
ZIP code: 52440



## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

Description: Poreč, surroundings (flat 1) A modern two-story, three-room apartment with its own pool and garden is for sale. This beautiful apartment is located in an attractive location, only 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 152.13 m<sup>2</sup> 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, 1 bedroom, a bathroom and a toilet. From the living room there is direct access to a nice covered terrace of 12.82 m<sup>2</sup> and to an uncovered terrace of 54 m<sup>2</sup> and a swimming pool in the yard of 17.50 m<sup>2</sup>. 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 balcony of 10.60 m<sup>2</sup>. 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 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 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: 659

### **Additional contact info**

Reference Number: 613119

Agency ref id: 659