

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
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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 sa bazenom u novogradnji 3 km od mora
Property for:	Sale
Property area:	152 m ²
Floor:	1
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Garden area:	24 m ²
Balcony area:	10 m ²
Terrace area:	12 m ²
Price:	541,200.00 €
Updated:	Nov 10, 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 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, 1 bedroom, a bathroom and a toilet. From the living room there is direct access to a nice covered terrace of 12.82 m² and to an uncovered terrace of 54 m² and a swimming 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 balcony of 10.60 m². 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
Contact phone: 091 784 8083