

Poreč-okolica, moderan stan u prizemlju 72 m2 sa vrtom u novogradnji, 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, moderan stan u prizemlju 72 m2 sa vrtom u novogradnji
Property for: Sale
Property area: 72 m²
Number of Floors: 1
Bedrooms: 3
Bathrooms: 1
Garden area: 75 m²
Terrace area: 6 m²
Price: 265,000.00 €
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

Building permit: yes

Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 1

Description

Description: Poreč, surroundings (flat B) For sale is a modern two-room apartment on the ground floor of a smaller residential building in a new building. This beautiful apartment is located in a prime location, just 2 km from the sea and beautiful beaches, 4 km from the center of Poreč, and 37 km from the border crossing with Slovenia. The 72 m² apartment has a hallway, a living room with an open kitchen and dining room, 2 bedrooms and a bathroom. The living room leads directly to a beautiful terrace of 6.74 m². and a garden of 75 m². The apartment also has one parking space. All rooms are air-conditioned, underfloor heating is installed in the bathroom, PVC joinery with aluminum blinds with electric closing, first-class Italian tiles and sanitary ware. 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 at the end of 2023. The building is located in a quiet neighborhood near all essential amenities (restaurants, pharmacy, bakery, shop, etc.), surrounded by nature and greenery, and is an ideal opportunity for all those looking for an attractive property near the sea, suitable for both living and renting. for tourist 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 Close to the sea Close to the city center Proximity to the border crossing (37 km from the Slovenian border) Air

conditioning Floor heating in the bathroom PVC doors and windows 1 parking
space ID CODE: 644

Additional contact info

Reference Number: 613124

Agency ref id: 644