

## Poreč-okolica, luksuzan dvosoban stan u prizemlju s vrtom 310 m2, 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, luksuzan dvosoban stan u prizemlju s vrtom 310 m2  
Property for: Sale  
Property area: 81 m<sup>2</sup>  
Number of Floors: 3  
Bedrooms: 3  
Bathrooms: 1  
Garden area: 310 m<sup>2</sup>  
Price: 385,000.00 €  
Updated: Jul 17, 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

Elevator: yes  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 1

## Description

**Description:** Poreč-surroundings An exclusive apartment for sale in a luxurious residential building on the ground floor with a garden. This beautiful apartment is located in a TOP location, only 600 m from the sea and nearby beaches, 7 km from the city of Poreč, 6 km from the city of Novigrad, 30 km from the border crossing with Slovenia. The apartment has an area of 81.75 m<sup>2</sup> and consists of a hallway, a living room with an open-plan kitchen and dining room, two bedrooms, a bathroom and a storage room. From the living room there is direct access to the beautiful covered terrace and garden of 310 m<sup>2</sup>. The apartment also has one parking space and a storage room. The residential building is equipped with all communal infrastructure: road, city sewerage, electricity. electricity and water supply. There is an option of complete furnishing (furniture) of the apartments in cooperation with the design studio that is included in the project. The building is built of top quality materials with an elevator and each apartment is carefully designed. The apartment has underfloor heating with the option of connecting to a mobile phone via an application, which enables the heating to be activated remotely, from any country. The building is located in a quiet and beautiful village near all important facilities (beaches, 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 living. as well as for rental for tourist purposes. Turnkey purchase, completely finished and ready to move in, without furniture. Planned completion of works 5/6 2023. **DETAILS OF THE PROPERTY:** New construction Close to the sea Garden Jacuzzi Garofoli interior doors of top quality Daikin air conditioners connected to underfloor heating Aluminum joinery with three-layer glass in matte black version with blinds Oak parquet First-class ceramics in bathrooms and sanitary ware by Catalano Elevator Parking place Remote control ramp Dear clients: The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or purchase agreement in accordance with the

General Terms and Conditions ID CODE: 541

### Additional contact info

Reference Number: 613163  
Agency ref id: 541