

## Poreč-okolica, Stan na 1.katu s bazenom, 85 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, Stan na 1.katu s bazenom, 85 m2  
Property for: Sale  
Property area: 84 m<sup>2</sup>  
Floor: 1  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 1  
Terrace area: 9 m<sup>2</sup>  
Price: 262,508.00 €  
Updated: Nov 13, 2024

### Condition

Newbuild: yes  
Built: 2022

### 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 A modern two-room apartment for sale in a smaller residential building with a shared pool and garden, 1000 m from the sea, on the first floor of a new building. This beautiful apartment is located in a prime location, just 9 km from the center of Poreč and 7 km from the center of Novigrad. The apartment with an area of 84.68 m<sup>2</sup> consists of an entrance, a living room with an open-plan kitchen and dining room with access to a beautiful terrace of 9.62 m<sup>2</sup> with an open view. The apartment also has 2 bedrooms, a bathroom and a toilet, a storage room of 7.15 m<sup>2</sup> and a storage room. The apartment also has one parking space with the option of paying extra for an additional parking space. 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. The planned completion of the works is July 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 intermediary in real estate transactions, charges an intermediary fee in the amount of 3% + VAT from the buyer and seller 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 (35 km from the Slovenian border) Air conditioning Underfloor heating Shared pool and garden Parking place ID CODE: 416

## Additional contact info

Reference Number: 613204

Agency ref id: 416  
Contact phone: 091 784 8083