

## Poreč, Moderan dvosobni stan 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, Moderan dvosobni stan u novogradnji 3 km od mora  
Property for: Sale  
Property area: 64 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 2  
Terrace area: 15 m<sup>2</sup>  
Price: 360,000.00 €  
Updated: Jul 20, 2024

### Condition

Newbuild: yes  
Built: 2021

### 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: 2

## Description

Description: Porec, surroundings A modern apartment for sale in a new building in an apartment building located 5 km from the center of Porec and 3 km from the sea. The ground floor apartment with a total area of 89.63 m<sup>2</sup> consists of a hallway, living room with kitchen and dining area, two bedrooms, two bathrooms and a storage room in the basement of 9.95 m<sup>2</sup>. The living room has access to a large terrace of 15.55 m<sup>2</sup>. The apartment also has a garden of 68 m<sup>2</sup>, storage of 10 m<sup>2</sup> and two parking spaces. The property is a high quality, luxurious new building and an excellent choice for a perfect family life due to the proximity of all necessary facilities, which is also an exceptional investment opportunity for tourism throughout the year. **PROPERTY DETAILS:** New construction Close to the sea Close to the city center Rooms - IPF parquet Air conditioning Samsung Wind Free Underfloor heating Schlüter system Facade Sto Ges Aluminum joinery Glass fence Ceramics Lea Ceramiche Sanitary Catalano Armature Hausgrohe-Geberit ID CODE: 227

## Additional contact info

Reference Number: 613236  
Agency ref id: 227