

## POREČ – VABRIGA, stan 1S+DB s vrtom u novogradnji u blizini mora (V1-B), Tar-Vabriga, Flat



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	POREČ – VABRIGA, stan 1S+DB s vrtom u novogradnji u blizini mora (V1-B)
Property for:	Sale
Property area:	53 m <sup>2</sup>
Number of Floors:	4
Bedrooms:	2
Bathrooms:	1

Garden area: 15 m<sup>2</sup>  
Terrace area: 5.82 m<sup>2</sup>  
Price: 180,564.00 €  
Updated: Jun 05, 2024

## Condition

Newbuild: yes  
Built: 2024

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Tar-Vabriga  
ZIP code: 52440

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Description

Description: **ISTRIA - POREČ - VABRIGA**, For sale is a comfortable apartment, 1 bedroom + living room, with a garden of 15 m<sup>2</sup>, in a new building with an elevator on an attractive location near the sea - only 10 minutes' walk to the nearest beach! The modern building is built by a reliable investor with many years of experience and a reference list in residential construction. **APARTMENT B** – with a net usable area of 53.19 m<sup>2</sup> and a garden of 15 m<sup>2</sup> is situated on the ground floor and adapted to the needs of people with limited mobility. It consists of a corridor, living room with kitchen and dining area, bedroom, bathroom, and an covered terrace of 5.82 m<sup>2</sup> (coefficient 0.5=2.91 m<sup>2</sup>). The apartment also has a garden of 15 m<sup>2</sup>, a storage room of 1.82 m<sup>2</sup> and a parking space of 12.48 m<sup>2</sup>. The apartments will be equipped with heating/cooling via heat pump air conditioning and underfloor heating in the bathrooms, and the building will have an ETICS facade and an elevator. Very attractive location near all daily amenities, just 10 minutes' walk to the nearest beach and 10 minutes' drive to the center of Poreč. \*The stated price refers to a completely finished apartment on a turnkey basis, without furniture. The price includes 25% VAT, the buyer doesn't pay the real estate transfer tax. In case of buying on a legal entity registered in Croatia it is possible to refund full VAT

after the purchase. For more information and a viewing appointment call:  
+385/91/320-0021 ID CODE: 14017

### Additional contact info

Reference Number: 614211  
Agency ref id: 14017  
Contact phone: +385/91/3200021