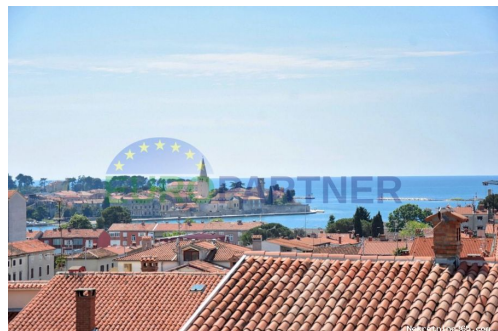


## Ekskluzivan stan s garažom, Poreč, 500m od mora, Poreč, Flat



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Ekskluzivan stan s garažom, Poreč, 500m od mora
Property for:	Sale
Property area:	253.0 m <sup>2</sup>
Floor:	2
Bedrooms:	6
Bathrooms:	5
Price:	1,200,000.0 €
Cellar:	yes
Updated:	Jul 18, 2024

### Orientation

Orientation:	West
--------------	------

### Condition

Newbuild: yes  
Built: 2023  
Condition: Kept

## 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

Infrastructure: Active telephone line, Air conditioner, Telephone installation, ADSL  
Elevator: yes



## Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description: The penthouse is located in an exclusive part of the city of Poreč, on a quiet street without traffic and noise, only 500 meters away from the sea and the first beach with pebbles and pine forest. You can walk to the beach and the city center, so it's not necessary to use a car during your stay in the apartment. The distance to the city center, Trg slobode, is 900 meters. The penthouse consists of: An apartment with an area of 188 m<sup>2</sup> A covered terrace of 30 m<sup>2</sup> A rooftop terrace with an area of 182 m<sup>2</sup> A garage with an area of 24 m<sup>2</sup> A basement storage room with an area of 15 m<sup>2</sup> Two parking spaces: one on the ramp in front of the garage entrance, and one in the outdoor parking area in front of the building. The penthouse features a spacious living room with an area of 68 m<sup>2</sup>, and 5 bedrooms. Each bedroom has its own bathroom. There's a beautiful covered terrace measuring 29 m<sup>2</sup> with a divine 180-degree open view of the sea and the 1400-year-old city of Poreč. A large rooftop terrace of 188 m<sup>2</sup> provides a sense of strength and power, as it is situated above all other houses, offering an unobstructed view of the sea and the old city. This rooftop terrace has utility connections for installing a summer kitchen, shower, and jacuzzi. The penthouse is

essentially like a house for someone who prefers not to deal with a garden and wants to avoid the expenses of maintenance, watering, and lawn mowing. High-quality construction and access to all necessary amenities for a quality family life, including shopping, cultural, educational, and recreational facilities, are defining features of this penthouse in this urban building with only 5 units. Upon arriving in the garage by car, you can use the elevator to reach the penthouse. The penthouse owner has a key to operate the elevator, and only they can use it; other residents cannot. The penthouse is being sold without furniture, except for the equipped bathrooms. **PENTHOUSE DESCRIPTION:** The facade is thermally insulated with 10 cm of mineral wool and finished with a silicate-silicone plaster. An installed Khone elevator for 6 people. In all rooms (except bathrooms), there is a 15 mm thick oak parquet flooring. The exterior windows are made of aluminum Sucho profile 75 S with triple glazing filled with argon and equipped with electric blinds. Custom-made white room doors feature 9 cm wide frame moldings. The same moldings are used as baseboards where the parquet is installed. Bathrooms are equipped with cabinets, built-in sinks, mirrors with LED lighting, showers with shower channels and shower cabins, and Hans Grohe faucets. High-quality large Italian ceramic tiles are used. The staircase and internal windowsills are covered with natural stone. The entrance doors are anti-burglary and fire-resistant. The parking area is paved. A video intercom system is installed. **UTILITIES:** Electrical connection with a peak power capacity of 11.5 kW. Water supply connection linked to the public water network. Sewage connection linked to the public sewer system. Telephone: Wiring for a telephone connection is installed in the apartment. Pipes are also laid for the future installation of optical cables when fiber optics become available, eliminating the need for later modifications in the apartments. **HEATING:** The apartment is equipped with independent underfloor heating using a heat pump in each room, each with a built-in room thermostat for temperature regulation. Additionally, there's a closed Italian-made Palazetti fireplace installed in the apartment. **COOLING:** Each room has an installed air conditioning unit, and there are two air conditioning units in the living room. In total, there are 7 air conditioning units.

## Additional contact info

Reference Number: 625192  
Agency ref id: H-0633  
Contact phone: +385 (91) 408-8881