

## Poreč, okolica, stan u prizemlju 2 km 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:	Poreč, okolica, stan u prizemlju 2 km od mora
Property for:	Sale
Property area:	63 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	1
Price:	195,000.00 €
Updated:	Jul 18, 2024

### Condition

Newbuild:	yes
Built:	2024
Condition:	Kept

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440



## Additional information

Infrastructure: Water, Air conditioner, Sewage  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description:

Istria, Poreč - surroundings For sale is a spacious and modernly designed apartment with an area of 63 m<sup>2</sup>, located on the ground floor of an elegant building. The apartment consists of a spacious living room with an open kitchen and dining room, which is enriched by a large glass wall that offers an unobstructed view of the greenery. There are also two comfortable bedrooms, a bathroom, a hallway and a covered terrace and yard of 26 m<sup>2</sup>. The apartment is equipped with underfloor heating in all rooms, an ecological system to reduce electricity consumption and air conditioning for optimal cooling. The floors will be covered with high-quality ceramic tiles and laminate, while elegant dark glass walls will decorate the terraces. The PVC joinery is equipped with electric blinds and glass filled with argon for optimal insulation. The entrance door is anti-burglary and anti-fire, providing a sense of security. This apartment offers not only a comfortable stay, but also practicality. The apartment comes with two parking spaces with the possibility of charging electric vehicles, which makes it an ideal choice for modern life needs. The location of the apartment is excellent, considering the proximity of all the necessary amenities such as school, post office, restaurants, cafes, bike paths, supermarkets and more. The sea is only a 2-minute drive away, which further increases the attractiveness of this property. The price of the apartment includes VAT, and it is sold on a "turnkey" basis, which means that buyers can immediately enjoy all the advantages of this modernly equipped property without additional worries or costs. This apartment represents an excellent opportunity both for permanent residence and as an investment for tourist purposes. Custom ID: L-0622 Energy class: U izradi  
Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

## Additional contact info

Reference Number: 625193  
Agency ref id: L-0622  
Contact phone: +385 (95) 353-6359