

## Istra, Poreč, okolica - moderan stan s vrtom na TOP lokaciji - NOVOGRADNJA, 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:            | Istra, Poreč, okolica - moderan stan s vrtom na TOP lokaciji - NOVOGRADNJA |
| Property for:     | Sale   |
| Property area:    | 71 m <sup>2</sup>  |
| Number of Floors: | 2  |
| Bedrooms:         | 3  |
| Bathrooms:        | 1  |
| Garden area:      | 50 m <sup>2</sup>  |
| Terrace area:     | 25 m <sup>2</sup>  |
| Price:            | 257,620.00 €   |
| Updated:          | Nov 17, 2024   |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2024 |

### 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:

Istria, Poreč, surroundings! Building D - Apartment L - ground floor In a quiet and beautiful village only 3 km from the center of Poreč and 2 km from the sea and well-kept beaches, this modern apartment with a garden is for sale, on the ground floor of a unique smaller building of attractive and modern architecture with a total of 5 apartments. The total net usable area of the apartment is 71 m<sup>2</sup>. It consists of a living room with an open kitchen and dining room, 2 bedrooms, a bathroom, a guest toilet and a hallway. The living room leads to a large terrace of 25 m<sup>2</sup>. The apartment also has a garden of 50 m<sup>2</sup> and 2 parking spaces. The apartment is built from high-quality building materials - brick with a thickness of 25 cm and a facade with a thermal insulation thickness of 10 cm. The exterior carpentry will be high-quality PVC carpentry with electric blinds, mosquito nets and three-layer glass. Electric underfloor heating with a thermostat in each room will be installed throughout the apartment. Cooling will be provided by air conditioners. The apartment is sold on a turnkey basis, which includes a fully furnished and ready-to-move-in property without furniture. The planned completion of the works is the spring of 2025. The buyer is exempt from paying real estate sales tax in the amount of 3% This modernly designed building is located only 3,000 m from the center of Poreč, near all important amenities (well-maintained beaches, sports and recreation facilities, restaurants, bakeries, shops, etc.) and, given its attractive location, is an ideal opportunity for all those who they are looking for a property near the sea and the city center, suitable both for living and for renting for tourist purposes in its full potential. 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. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase at the conclusion of the pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions,

but we want to be as precise and accurate as possible AGENCY ID CODE: 1199  
ID CODE: 1199

### Additional contact info

Reference Number: 637800  
Agency ref id: 1199  
Contact phone: 091 784 8083