

## ISTRA, POREČ - Dvosoban stan na prvom katu, Poreč, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, POREČ - Dvosoban stan na prvom katu
Property for:	Sale
Property area:	63 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Terrace area:	4.26 m <sup>2</sup>
Price:	278,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2024
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	1
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### Description

Description:	ISTRIA, POREČ - Two-room apartment on the first floor The coast of Poreč is 37
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km long, where there are 21 beaches with the Blue Flag - a symbol of clean sea. The most prominent are the Lotosi beach, the city swimming pool and Pješčana uvala, which are characterized by clear sea and a rich offer of entertainment and recreational content. The coast of Poreč offers boat owners an inexhaustible source of research while they can anchor their vessel in one of the well-equipped Poreč marinas. For those who want to have fun, the terraces of the city are filled with various activities almost every day in the summer. You can also visit fishing festivals, exhibitions and fairs of indigenous products. As part of the gastronomic offer, traditional Istrian cuisine accompanied by excellent wines and local olive oil is essential. This modern building under construction with 4 residential units is located in the immediate vicinity of the center of Poreč. The building is located in an attractive location, a few minutes' drive from the first beautiful beaches and the city center. Apartment for sale on the first floor of a modern new building. The living area is 61.60 m<sup>2</sup> plus a terrace of 4.26 m<sup>2</sup>. The apartment consists of an entrance hall, a kitchen with a dining room and an open space living room, two bedrooms and a bathroom. The living room has access to a covered terrace. The apartment has one parking space. The apartment will be heated and cooled with fencoliers on a heat pump, and the bathroom will additionally have electric underfloor heating. At the customer's request, it is possible to install underfloor heating in the entire apartment for an extra charge. The floor coverings will be made of high-quality Italian ceramics, and at this stage of construction, the future buyer can participate in their selection. Aluminum electric blinds in anthracite color will be placed on all openings, and the insulation will be 10 cm thick. The planned start of construction is the fall of 2024. The property is included in the VAT system and the price with VAT is displayed. The property can be ideal for family life as well as for rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33253

## Additional contact info

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