

## Istra - Poreč, stan pogled more sa krovnim sadržajem, Poreč, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra - Poreč, stan pogled more sa krovnim sadržajem
Property for:	Sale
Property area:	83 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Price:	350,000.00 €
Updated:	Nov 02, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	A+
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### Parking

Number of parking spaces:	2
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## Description

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Kaiser Immobilien offers for sale a beautiful apartment in a new building with a sea view. The apartment is located only 6 km from the city of Poreč, the first beaches, and 1 km from basic amenities such as a shop, restaurant, school, kindergarten, beauty salon, etc.. This wonderful apartment is located in a quiet environment, in a brand new smaller building. on the very edge of the forest and nature. The location of the apartment guarantees you complete peace, the smell of nature and an oasis of relaxation with the daily chirping of birds and the breeze coming from the neighboring forest. The building has a smaller capacity and has a total of five apartments, which additionally guarantees you peace and privacy. The apartment is located on the first floor of a residential building with an irresistible view of the sea from Poreč to Novigrad. The specificity and irresistible advantage of this apartment, compared to other apartments, is that the apartment has an entire roof terrace of 75 m<sup>2</sup>. The terrace offers various possibilities that you can add and additionally enjoy your new home, and all this with a fantastic view. The 83 m<sup>2</sup> apartment consists of two bedrooms, a bathroom and a guest toilet, a kitchen and dining room, a spacious living room and an irresistibly comfortable outdoor terrace. The price of the apartment includes fully installed high-quality ceramics, sanitary ware, high-quality air conditioning and high-quality carpentry. The apartment is heated with several options, the floors in the bathroom and the toilet are heated via underfloor heating, high-end Mitsubishi air conditioners are installed for heating and cooling the apartment, and there is also a chimney in the apartment, which gives the option of installing a stove or fireplace if needed. The chimney of this apartment is separate from the chimney of the lower apartment, so that the smoke does not mix. The apartment has two parking spaces, each in a separate parking lot, which ensures that no one closes your vehicle with their vehicle. Distance of the property to the city: Poreč - Pula Airport, 45 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km If you want this wonderful apartment with a roof terrace and an irresistible view to become your new home, contact the agent at phone number 00385 923782803, or at the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr). Agency commission is 3% + VAT. ID CODE: 113-145

## Additional contact info

Reference Number: 647988  
Agency ref id: 113-145  
Contact phone: +385923782803, +385995677888