

## Istra - Poreč, novi stan u prizemlju sa dvorištem B2, 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, novi stan u prizemlju sa dvorištem B2
Property for:	Sale
Property area:	77 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Price:	268,000.00 €
Updated:	Oct 03, 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
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### Parking

Number of parking spaces:	2
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### Description

Description:	Kaiser Immobilien presents a brand new modern apartment in a very quiet and attractive location only eight kilometers from the city of Poreč. The apartment is
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located only two kilometers from the sea, on the edge of the village on one side and untouched nature on the other. Near the apartment there are all necessary facilities for life, such as a school, kindergarten, shop, restaurant and pizzeria, pharmacy, post office and clinic. Precisely because of its location and contents, this property is an ideal investment for living or renting during the tourist season. The apartment is located on the ground floor of a building that consists of a ground floor and a first floor, and another similar building with apartments for sale is attached to it. It is about the sale of two- and three-room apartments ranging in size from 75 m<sup>2</sup> to 80 m<sup>2</sup>, very modern design with large glass walls that provide maximum light in the space. The apartments are built with high-quality materials and will be equipped with top-quality equipment such as thermal insulation of the building (10cm), roof insulation (20cm), high-quality aluminum and PVC carpentry, top-quality ceramics (customers choose ceramics or laminate up to 35 Euros/m<sup>2</sup>, burglar-proof and fire-proof entrance door, equipped bathroom with sanitary facilities (up to 2000 Euros), and each apartment has two parking spaces. All apartments have a terrace with a beautiful view of nature and the pine forest. This apartment consists of: two bedrooms, bathroom, kitchen and living room, hallway, storage room and covered terrace, and has an area of 76.56 m<sup>2</sup> net. The apartment is located on the ground floor and has a nice yard with a total area of 82 m<sup>2</sup>. The apartment has two parking spaces. The start of construction is planned for the first month of 2024, and the planned completion is December 2024. If you want this new modern apartment to become your new home, book your apartment in time and contact the Kaiser Immobilien Poreč agency. The buyer is exempt from paying real estate tax. ID CODE: 113-094

### Additional contact info

Reference Number: 648251  
Agency ref id: 113-094