

## ISTRA, POREČ - Luksuzni stan 83m2, novogradnja 800m od mora!, Poreč, Flat



### Seller Info

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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  
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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 - Luksuzni stan 83m2, novogradnja 800m od mora!
Property for:	Sale
Property area:	83 m <sup>2</sup>
Floor:	2
Number of Floors:	4
Bedrooms:	3
Bathrooms:	1
Balcony area:	13 m <sup>2</sup>
Price:	384,486.00 €
Updated:	Nov 20, 2024

### Condition

Newbuild:	yes
Built:	2026

### 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

Elevator:	yes
Energy efficiency:	A+

### Parking

Garage:	yes
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## Description

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ISTRIA, POREČ - Luxury apartment 83m<sup>2</sup>, new building 800m from the sea! The city of Poreč is one of the most beautiful pearls of the Adriatic Sea, located on the western coast of Istria and which today proudly represents the tourist, economic and cultural center of western Istria. With its 17,000 inhabitants, an extraordinary geographical position and natural and cultural beauties, a rich tourist offer in the pre-season and post-season, it is one of the holders of the elite tourist offer at the level of the Republic of Croatia, that is, the European Union, and represents a pleasant place to stay and live throughout years, which are accompanied by many contents for a quality urban life. It is here that one of the latest projects for the construction of a new residential area is being launched, just 800 m from the sea, beautiful beaches and the historic center of the city. a total of 30 elite apartments on four floors with apartment areas from 50 m<sup>2</sup> to 150 m<sup>2</sup>, a parking space in the garage (25) or next to the building (5) and a storage room for most of the apartments on offer. The building will be equipped with an elevator with an entrance station in the garage to each floor. The exterior and interior decoration of the building and apartments will meet high construction quality criteria as well as the high energy certificate A+. We offer an apartment on the second floor of the building. Its net total area is 80.61 m<sup>2</sup> and consists of an entrance hall, toilet, bedroom, kitchen and living room, bathroom, 2 bedrooms, balcony. The apartment has a storage room (14) and a garage parking space (14). Apartment equipment: Heating and cooling is via inverter air conditioners in each room. Top quality Italian ceramics and first-class laminates, burglar-proof entrance doors with coded keys, residential carpentry made of high-quality PVC/ALU profiles glazed with double IZO glass filled with argon, electric underfloor heating in bathrooms, etc. Orientation: North All apartments will be spacious and covered balconies with an unforgettable view of the sea and the city of Poreč. Mediterranean plants and trees will be planted around the building, which will raise the entire project to a higher level. The project is expected to be completed in April 2026. For any additional information, call the agent. 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: 33848

## Additional contact info

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