

## ISTRA, POREČ, OKOLICA - 3SS+DB stan na prvom katu sa krovnom terasom, Poreč, Flat



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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, OKOLICA - 3SS+DB stan na prvom katu sa krovnom terasom
Property for:	Sale
Property area:	94 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	350,000.00 €
Updated:	Oct 25, 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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### Heating

Central heating:	yes
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### Parking

Number of parking spaces: 1

## Description

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ISTRIA, POREČ, SURROUNDINGS - Apartment located on the first floor of a small new building with an impressive roof terrace close to the beaches and the center of Poreč. We are proud to present a spacious and comfortable apartment located on the first floor of a quality new building with only 4 residential units. This extremely high-quality apartment covers a total of 94.70 m<sup>2</sup> of living space, providing the future owners with an extraordinary space for a comfortable and quality life throughout the year. DESCRIPTION OF THE APARTMENT; Upon entering the apartment, you are greeted by a smaller entrance hall designed for built-in wardrobes, which further leads us to a spacious open space rich in natural daylight, thanks to the large glass walls and smart orientation of the apartment. The same space is intended to accommodate a larger living room, ideal for entertaining friends and family, and a larger dining room, with a slightly separate area for the kitchen. From the same space, there is an exit to the outdoor covered balcony, which offers a view of the rest of the settlement and lush natural greenery. Further, through a smaller corridor, which leads you from the living room to the private part of the apartment, where there are 3 comfortable bedrooms and a bathroom. In addition to the living area of the apartment, there is also a guest bathroom, which provides greater practicality and comfort for everyday life. An additional convenience of this apartment is its private storage room, which is located in a separate separate room next to the entrance to the apartment, which provides additional space for storing things. A special detail of the apartment is its imposing roof terrace of a total of 86 m<sup>2</sup>, on which there is a preparation for a jacuzzi and a summer kitchen. Which makes it an ideal private part of the apartment where you can relax and have fun with your family and friends. Likewise, next to the exit to the summer terrace, there is an additional space that belongs to the apartment, and it is a space that can simply be used as additional storage. ADDITIONAL INFORMATION; \* The apartment is fully air-conditioned, has underfloor heating in all rooms (except the bedrooms), and also has a chimney with the option of installing a pellet or wood stove. \* The ownership of the apartment is clear, 1/1, without financial burden. The building has all the necessary documentation. \* The apartment also has a parking space in the garden of the building. \* The residential building in which the apartment is located consists of only 4 apartments, which ensures peace and privacy. LOCATION DESCRIPTION; The property is located in a quiet street, ideal for those who value privacy and silence, and since it is a smaller settlement near the well-known and unavoidable Poreč, it is also ensured without the noise of tourists and a large number of people. All essential facilities needed for everyday life, such as shops, restaurants and schools, are located within a radius of only 2 kilometers from the apartment, while the sea and the first organized beaches are only 1000 meters from the apartment. We are sure that here you will have the opportunity to create many unforgettable moments with your family and friends, as well as enjoy

the comfort created by the proximity of the city. Do not miss the opportunity to become the owner of this extraordinary opportunity. With its airy rooms, practicality and proximity to everything you need, this property provides everything necessary for a real vacation and a quality stay. For any additional questions, necessary information or wish to organize an apartment viewing appointment, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34472

### Additional contact info

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