

## MODERNA NOVOGRADNJA POREČ - STAN A303, Poreč, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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Region: Primorsko-goranska županija  
City: Rijeka  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	MODERNA NOVOGRADNJA POREČ - STAN A303
Property for:	Sale
Property area:	145 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	4
Bathrooms:	1
Balcony area:	6 m <sup>2</sup>
Price:	645,615.00 €
Updated:	Oct 28, 2024

### Condition

Newbuild:	yes
Built:	03/2025

### 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

Elevator:	yes
Energy efficiency:	A+

### Parking

Garage:	yes
Number of parking	1

spaces:

## Description

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**NEW ON THE MARKET! ATTRACTIVE NEW BUILDING IN POREČ.** The luxury new building is one of the newest and highest quality projects of the construction of a new residential area in Poreč, just 800 m from the sea, beautiful beaches and the historic center of the city. The architecture and performance quality will be in step with the latest high-rise construction technologies, where great attention is paid to the architectural solution with an emphasis on the aesthetic and functional design of the terraces, which will be decorated with special installations and lighting. The interior of the building was designed with creative and playful solutions of the local design studio, modeled on elite hotels, with a luxuriously designed corridor leading to the apartments, an impressive entrance to the building with a futuristically designed garage with storage spaces and a modernist elevator, which meets the highest construction criteria. Each apartment will have spacious and covered balconies to make staying outdoors pleasant and soothing, with an unforgettable view of the sea and the city. It is planned to build a total of 30 apartments on 4 floors with areas from 50 m<sup>2</sup> to 150 m<sup>2</sup>. The apartments will be one-, two- and three-bedroom, equipped with one or two bathrooms, with an excellent layout and excellent communication between the rooms. Parking space for your vehicles is provided with 25 garage and 5 outdoor parking spaces, as well as a storage room for most of the apartments on offer. The residence will be equipped with an elevator with an entrance station in the garage to each floor. **LOCATION** The city of Poreč, designed since the time of the Romans, is one of the most beautiful pearls of the Adriatic Sea, located on the west coast of Istria, which today proudly represents the tourist, economic and cultural center of western Istria, and is a pleasant place to stay and live all year round. which are accompanied by many facilities for a quality urban life. **TECHNICAL CHARACTERISTICS OF THE PROJECT:** High energy certificate A+: thermal facade system, storey heating and cooling system with inverter air conditioners are provided in the living area of the apartment and in all rooms, while electric underfloor heating will be installed in the bathrooms. All apartments will be equipped with top quality Italian ceramics and first-class laminates. Windows and glazed doors will be made of high-quality PVC/ALU profiles glazed with double IZO glass filled with argon. Anti-burglary entrance doors with coded keys raise the level of security and ensure peace of mind. Landscaping is planned with the planting of Mediterranean plants and trees that will raise the entire project to a higher level of horticultural landscaping of this ultimate Mediterranean residence for our future buyers. The buyer is exempt from paying real estate sales tax. \***APARTMENT A303** The two-room apartment is located on the 3rd floor, it consists of 2 bedrooms, a kitchen, a dining room, a living room, a guest or living room toilet, a bathroom and a balcony of 6.76 m<sup>2</sup>. The apartment has a garage parking space marked PGM 27, and a storage room "10" of 3.75 m<sup>2</sup>. **START OF CONSTRUCTION; DURING 2024. COMPLETION OF CONSTRUCTION; 03/2025 year.** For a viewing and a pleasant experience of buying real estate,

contact me with confidence: FILIP MARIĆ Licensed agent Mobile: +385  
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## Additional contact info

Reference Number: 665510  
Agency ref id: IS1513888