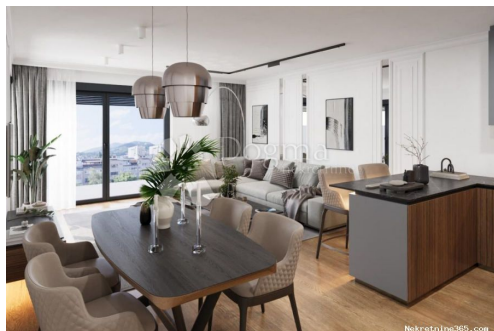


## PRILIKA! Stan u novogradnji, STAN B3 3.kat, krovna terasa, Poreč, Flat



### 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>  
 Country: Croatia  
 Region: Primorsko-goranska županija  
 City: Rijeka  
 ZIP code: 51000  
 Address: F.LA GUARDIA 6  
 Phone: +385 51 341 080  
 Fax: +385 51 341 081  
 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:	PRILIKA! Stan u novogradnji, STAN B3 3.kat, krovna terasa
Property for:	Sale
Property area:	107 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	4
Bathrooms:	1
Terrace area:	57 m <sup>2</sup>
Price:	409,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2025

### 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:	In preparation

### Description

Description:	Poreč, located on the west coast of Istria, is a famous tourist destination that attracts visitors with its rich history, cultural sights and natural beauty. The city is home to the famous Euphrasian Basilica, which is under the protection of UNESCO, and offers a variety of facilities for lovers of the sun, sea and Mediterranean lifestyle. With its picturesque coast and charming old town, Poreč
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provides an ideal environment for relaxing and enjoying all the charms that Istria has to offer. The sale of apartments in a quality new building near the beautiful Poreč represents an extraordinary opportunity to buy real estate. These modern apartments are located only 1,800 meters from a beautiful pebble beach with a gentle entrance to the sea, ideal for families with children. The building is exclusively intended for housing, with a total of 10 apartments spread over four floors. Each apartment has electric underfloor heating in the bathrooms and inverter air conditioners in the living room and bedrooms, which allows the temperature to be adjusted according to the needs of the tenants. The windows are of high quality with excellent heat and sound insulation, and the glass wall is aluminum with double-layer glass. All apartments have their own balcony, storage room and parking space, and the building is equipped with an elevator. The construction completion date is planned for June 2025, and buyers are exempt from paying real estate sales tax, which makes this offer even more attractive. This property represents an excellent investment opportunity due to its proximity to the beach, high quality construction and fittings, and favorable completion date, making these apartments the perfect choice for comfortable and modern living near the coast. The apartment consists of: 1. Hallway, living room, kitchen and dining room 40.93 m<sup>2</sup> 2. Ground terrace 10.75 m<sup>2</sup> 3. Loggia 7.32 m<sup>2</sup> 4. Room 12.30 m<sup>2</sup> 5. Storage room 1.55 m<sup>2</sup> 6. Bathroom 4.64 m<sup>2</sup> 7. Room 10.65 m<sup>2</sup> 8. Room 8.40 m<sup>2</sup> The apartment has a storage room of 2.4 m<sup>2</sup>, parking and a roof terrace of 14.18 m<sup>2</sup>! (everything is included in the price) The seller is in the VAT system, so the buyer does not pay real estate sales tax. For a personalized tour, you have at your disposal: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 [roberta.poropat@dogma-nekretnine.com](mailto:roberta.poropat@dogma-nekretnine.com) DAVID ROCE Licensed agent Mobile 00385 99 759-1558 [david.roce@dogma-nekretnine.com](mailto:david.roce@dogma-nekretnine.com) ID CODE: IS1512879

## Additional contact info

Reference Number: 667437  
Agency ref id: IS1512879