

Istra - Poreč okolica, stan 71m2 u novogradnji s liftom, 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 Silviya 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 okolica, stan 71m2 u novogradnji s liftom
Property for:	Sale
Property area:	70 m ²
Floor:	1
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Balcony area:	12 m ²
Price:	228,000.00 €
Updated:	Nov 20, 2024

Condition

Newbuild:	yes
Built:	2025

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Frata
ZIP code:	52440

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Elevator:	yes
Energy efficiency:	In preparation

Parking

Number of parking spaces: 2

Description

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Poreč is a city in the west of Croatia located on the west coast of the Istrian peninsula. A place that summarizes all the values of the traditional and modern Mediterranean. The charm of the old town with mosaics and sights under the auspices of UNESCO, the tradition of growing wine and olives, local varieties and foodstuffs, quiet bays, a long coast and a green interior is a wealth that has been preserved to this day. Kaiser Immobilien is proud to present two modern apartments of 71 m² located in a new building with an elevator, each with two parking spaces located in front of the building. This property offers a perfect combination of functionality and contemporary design, ideal for comfortable living. The apartments are located on the first and second floors of the building and consist of an entrance hall of 3.40 m² that leads to a bright living room, dining room and open-plan kitchen with a spacious 23.81 m². The living room offers access to a loggia of 7.35 m², perfect for relaxing or enjoying your morning coffee in the fresh air. A hallway of 5.36 m² leads to a bathroom with a modern toilet of 5.65 m². Opposite the bathroom is a practical 3.79 m² storeroom, which provides additional storage space. The apartment includes two bedrooms: one with an area of 11.38 m² and a smaller room of 8.33 m² which also has its own exit to the loggia of 4.83 m², providing additional comfort and privacy. This property is sold unfurnished, but all connections and sanitary facilities are ready for use. Electric underfloor heating is installed, and the apartment will be air-conditioned with a modern air conditioner. The building is equipped with a video intercom system with external and thirteen internal units, which ensures the complete security of the tenants. Future owners have the option of agreeing on the choice of ceramics and interior decoration with the investor, which enables the personalization of the space according to their own wishes and needs. Buying directly from the investor exempts you from the 3% real estate transfer tax, making this property an extremely favorable investment. Do not miss the opportunity to become the owner of this modern apartment in a pleasant and quiet neighborhood. Proximity to amenities: Poreč, center- 11 km Restaurant- 550 m Cafe- 260 m Shop- 1.6 km Elementary school: 850 m Gas station: 1.7 km Pharmacy: 1.1 km Beach- 1.9 km Sights- 1 km Distance between major cities: Poreč- Ljubljana: 146 km Poreč- Vienna: 527 km Poreč- Budapest: 607 km Poreč- Prague: 853 km Poreč- Munich: 549 km Poreč- Zagreb: 268 km Agency commission for the buyer is 3% + VAT and is paid in the case of real estate purchase, when the first legal deed is concluded. ID-CODE: 127-036 If you want to visit the property in person, please contact: Jennifer Hofmann E-mail: jennifer@kaiser-immobilien.hr Phone: +385-91-515-0887 <http://kaiser-immobilien.hr/> ID CODE: 127-036

Additional contact info

Reference Number: 679488
Agency ref id: 127-036

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