

## Istra - Poreč okolica, stan 71m2 prilagođeno za osobe s invaliditetom, 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 prilagođeno za osobe s invaliditetom
Property for:	Sale
Property area:	70 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Balcony area:	12 m <sup>2</sup>
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

Description:

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 presents you an attractive apartment of 71 m<sup>2</sup> suitable for people with disabilities, with two parking spaces directly in front of the building. The apartment is located on the ground floor and has a functional space, designed to ensure maximum comfort and accessibility. When entering the apartment, you are first greeted by an entrance hall of 3.40 m<sup>2</sup>, which leads to a spacious living room with an open-plan dining room and kitchen with a total area of 23.81 m<sup>2</sup>. From the living room there is a loggia of 7.35 m<sup>2</sup>, which has direct access to the parking lot, providing additional convenience for easier access. A corridor of 5.36 m<sup>2</sup> leads to a bathroom with a wide door and an adapted sanitary unit, with an area of 5.65 m<sup>2</sup>, which is equipped with all the facilities necessary for the comfort of people with disabilities. Opposite the bathroom is a storage room of 3.79 m<sup>2</sup>, providing additional storage space and next to it is a separate WC. The apartment has two bedrooms: the main room of 11.38 m<sup>2</sup> and a smaller room of 8.33 m<sup>2</sup>, which also has access to its own loggia of 4.83 m<sup>2</sup>. The apartment is sold unfurnished, but all connections and sanitary facilities are ready for use. It is equipped with electric underfloor heating and air conditioning for a pleasant stay in all seasons. For security, the building is equipped with a video intercom system with external and thirteen internal units. Future owners are offered the possibility to agree on the choice of ceramics and interior decoration in cooperation with the investor. Buying directly from the investor allows exemption from real estate sales tax of 3%, making this property an additional favorable investment. 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: 127-035 If you want to visit the property in person, please contact: Jennifer Hofmann E-mail: [jennifer@kaiser-immobilien.hr](mailto:jennifer@kaiser-immobilien.hr) Phone: +385-91-515-0887 <http://kaiser-immobilien.hr/> ID CODE: 127-035

## Additional contact info

Reference Number: 679492  
Agency ref id: 127-035  
Contact phone: +385915150887, +385995677888