

Istra - Poreč okolica, luksuzni penthouse 277m2 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, luksuzni penthouse 277m2 s liftom
Property for:	Sale
Property area:	277 m ²
Floor:	3
Number of Floors:	3
Bedrooms:	4
Bathrooms:	4
Terrace area:	108 m ²
Price:	894,000.00 €
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 a luxurious penthouse of 277.81 m² on the third floor of a modern apartment building, equipped with an elevator and two parking spaces. This spacious penthouse consists of a hallway (12.57 m²), an open concept living room, kitchen and dining room with a total area of 70.87 m², which corresponds to the size of a separate apartment. The kitchen has access to a pantry of (3.35m²). The apartment has three bedrooms, each with its own bathroom (bedroom 1 - 23.46 m², bedroom 2 - 18.04 m², bedroom 3 - 7.45 m²) and four fully equipped bathrooms (4.90 m² and 6, 65 m²), each bedroom has its own bathroom. The living room and dining room lead to a spacious terrace of 54.45 m² with a jacuzzi connection, while all bedrooms open onto another terrace of the same area, providing privacy and comfort. Access to the penthouse is ensured by an elevator with card access directly to the apartment, with the additional option of access by stairs. Electric underfloor heating is installed, and the apartment will be air-conditioned. The building is equipped with a video intercom system with external and thirteen internal units for complete security. The penthouse is sold unfurnished, but all connections and sanitary facilities are ready for use. Future owners have the option of agreeing on the choice of ceramics and interior decoration with the investor. The purchase is directly from the investor, which 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 case of real estate purchase, when the first legal deed is concluded. ID-CODE: 127-032 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: 127-032

Additional contact info

Reference Number: 679507
Agency ref id: 127-032
Contact phone: +385915150887, +385995677888