

## Istra - Poreč okolica, stan 63m2 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 Silvija 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 63m2 u novogradnji s liftom
Property for:	Sale
Property area:	63 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Terrace area:	3 m <sup>2</sup>
Price:	204,000.00 €
Updated:	Nov 16, 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	2
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spaces:

## 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 presents two modern apartments, each with an area of 63 m<sup>2</sup>, located in an attractive new building with an elevator and two parking spaces in front of the building for each apartment. These apartments offer an excellent combination of comfort, contemporary design and functionality.

Apartment on the ground floor: With direct access from the ground floor, this apartment is ideal for those who prefer living on the ground floor, which makes it especially suitable for the elderly and families with small children.

First floor apartment: This apartment offers extra privacy, but is still easily accessible thanks to the elevator, making it suitable for all generations. Each apartment has an identical layout: an entrance vestibule of 2.20 m<sup>2</sup> leads to a spacious living area with a dining room and an open-concept kitchen of 25.30 m<sup>2</sup>, which connects to a loggia of 7.35 m<sup>2</sup> - ideal for relaxing and enjoying the outdoors. A corridor of 5.36 m<sup>2</sup> connects the rest of the apartment and leads to a bathroom equipped with a modern toilet of 5.65 m<sup>2</sup>. Opposite the bathroom is a storage room of 3.36 m<sup>2</sup>. The apartment also includes two bedrooms – one of 9.28 m<sup>2</sup> and the other of 10.67 m<sup>2</sup>, with direct access to a separate covered terrace of 3.86 m<sup>2</sup>. The apartments are sold unfurnished, but all connections and sanitary facilities are already ready for use. Electric underfloor heating is installed, and each apartment is air-conditioned to ensure a comfortable temperature throughout the year. The building is equipped with an advanced video intercom system with an external unit and thirteen internal units, which provides maximum security to the tenants. Future owners have the option of agreeing on the choice of ceramics and interior decoration details in cooperation with the investor, which allows them to personalize the space according to their own taste. Buying directly from the investor allows exemption from real estate sales tax of 3%, which makes 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: 127-039 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: 127-039

## Additional contact info

Reference Number: 680910

Agency ref id: 127-039  
Contact phone: +385915150887, +385995677888