

## Poreč, Luksuzan penthouse u novogradnji 500 m od mora, Poreč, Διαμέρισμα



### Πληροφορίες Πωλητή

|                  |  |
|------------------|--|
| Όνομα:           | Art Living Real Estate   |
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| Επώνυμο:         | Real Estate  |
| Όνομα            | ART LIVING REAL ESTATE   |
| Εταιρίας:        |  |
| Service Type:    | Selling and renting  |
| Χώρα:            | Croatia  |
| Region:          | Istarska županija  |
| City:            | Umag   |
| Ταχυδρομικός     | 52470  |
| Κώδικας:         |  |
| Διεύθυνση:       | Pozioi 1g  |
| Mobile:          | +385 91 784 80 83  |
| Phone:           | +385 91 784 80 83  |
| Σχετικά με εμάς: | Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality. |

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Στοιχεία καταχώρησης

### Κοινά

|                    |   |
|--------------------|---|
| Τίτλος:            | Poreč, Luksuzan penthouse u novogradnji 500 m od mora |
| Ιδιοκτησία για:    | Πώληση  |
| Τετραγωνικά Πόδια: | 188 m <sup>2</sup>                                    |
| Όροφος:            | 2   |
| Αριθμός Ορόφων:    | 2   |
| Υπνοδωμάτια:       | 6   |
| Μπάνια:            | 5   |
| Βεράντα:           | 45 m <sup>2</sup>                                     |
| Τιμή:              | 1.00 €  |
| Δημοσιεύτηκε:      | 03.07.2024  |

### Κατάσταση

|            |      |
|------------|------|
| Νεόκτιστα: | όχι  |
| Χτίστηκε:  | 2023 |

### Τοποθεσία

|                    |                   |
|--------------------|-------------------|
| Χώρα:              | Croatia           |
| Κράτος / Περιοχή / | Istarska županija |
| Επαρχία:           |                   |
| Πόλη:              | Poreč             |

Περιοχή Πόλη: Poreč  
Poštanski broj: 52440

## Άδειες

Οικοδομική άδεια: όχι  
πιστοποιητικό  
ιδιοκτησίας: όχι



## Πρόσθετες πληροφορίες

Ανελκυστήρας: όχι  
Ενεργειακής απόδοσης: Στο πλαίσιο της προετοιμασίας

## Θέρμανση

Κεντρική θέρμανση: όχι

## Στάθμευση

Αριθμός χώρων  
στάθμευσης: 1

## Περιγραφή

Πρόσθετες πληροφορίες: Istra –Poreč Prodaje se luksuzan penthouse u novogradnji u stambenoj zgradi sa ukupno samo 5 stanova, 500 m od mora i 1100 m od centra grada Poreča. Ovaj prekrasan stan nalazi se na top lokaciji u okruženju obiteljskih vila. Zgrada se sastoji od podruma, prizemlja, prvog i drugog kata te krovne terase. Stan površine 188,48m2 sastoji se od hodnika, velikog dnevnog boravka s kuhinjom i blagovaonicom otvorenog tipa s izlazom na prostranu prekrasnu terasu površine 45,52 m2. Stan također ima 5 spavaćih soba, svaka sa svojim kupatilom. Penthouse ima pristup na krovnu terasu površine 182 m2. Stanu pripada ostava površine 14,49m2 u podrumu i 1 vlastito parkirno mjesto površine 12,5 m2. Stan ima samostalno podno grijanje na plin i toplu vodu putem plinskog bojlera. Svaka prostorija ima sobne termostate za regulaciju temperature u prostoru te klima uređaje. Stambena zgrada opskrbljena je svom komunalnom infrastrukturom: cesta, gradska kanalizacija, el. struja i vodovod. Kupnja po principu "ključ u ruke", kompletno dovršena i useljiva, bez namještaja. Planirani završetak radova jesen 2023. Zgrada je smještena u mirnom naselju u blizini svih bitnih sadržaja te je idealna prilika za sve one koji traže atraktivnu nekretninu u blizini mora pogodnu kako za stanovanje tako i za iznajmljivanje u turističke svrhe. POJEDINOSTI NEKRETNINE: Novogradnja Blizina mora Blizina centra grada Lift Podno grijanje Klimatizacija PVC stolarija Prvoklasna keramika i parketi 1 parkirno mjesto Protuprovalna vrata Parlafon sa videokamerom Poštovani klijenti, moguće je razgledati nekretninu isključivo uz potpisani ugovor o posredovanju koji je temelj za daljnje radnje vezane za kupoprodaju i naplatu provizije, a sve sukladno

Zakonu o posredovanju u prometu nekretnina. ID KOD AGENCIJE: 369

## Πρόσθετες πληροφορίες επαφής

Εσωτερικός αριθμός 613215

αναφοράς:

Agency ref id: 369