

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-30410
<b>Type</b>	Apartment
<b>Region</b>	Istria › Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	116 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 699 600

Luxurious 3-bedroom duplex penthouse apartment 150m from the sea in Porec, with roof terrace!!

Refined aesthetics and a warm design grace this residential and business complex, which features luxurious apartments, elegant business premises, and impeccable functionality both within the building and in the surrounding area. Nestled in a prime location near the beach and the historic heart of Poreč, the project elevates the concept of luxury residential and commercial space to an entirely new level. With its distinctive "S" shaped structure, this complex exemplifies the art of enhancing existing spaces.

Most of the modern apartments on the first floor offer splendid views of the sea, complementing the excellent location and unparalleled comfort. The facility boasts two underground garages: one for the convenience of external visitors to the public spaces, and the other reserved for residents and business tenants. Its luxurious location, a mere 150 meters from the waterfront and the old town of Poreč, and 300 meters from the nearest beaches, renders this new building highly desirable and sought-after.

The residential unit in question is situated on the third floor of the building, encompassing a generous 116.60 m<sup>2</sup> spread across two stories.

The first level features an entrance hall with a wardrobe, a spacious living room seamlessly connected to the kitchen and dining area, one bedroom, a bathroom, and a loggia.

The second level comprises two additional bedrooms, a bathroom, and a roof terrace.

Prospective buyers have the option to acquire one or more parking spaces in the underground garage for €35,000 each. For more detailed information regarding the apartment itself, including the floor plan, payment stages, and deadlines, please contact us.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
6031 €

Average price/m<sup>2</sup> of this type  
in this region:  
4061 €

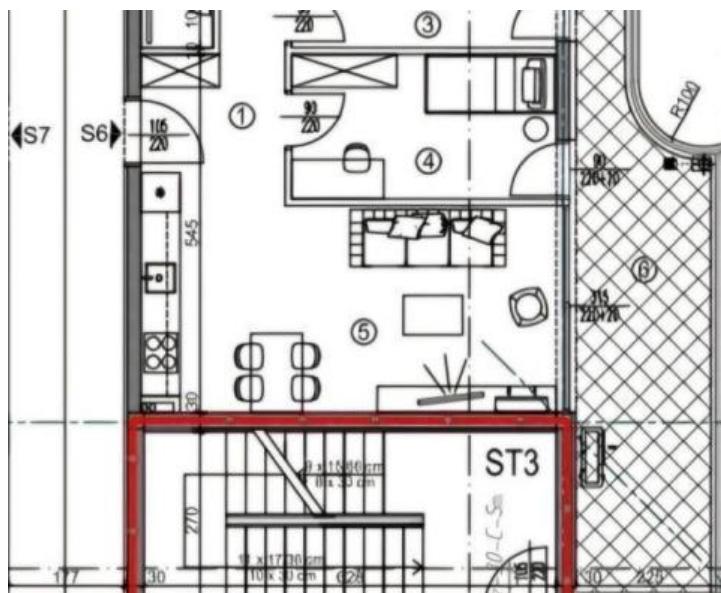
Median price/m<sup>2</sup> of this type  
in this region:  
4104 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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### STAN S6

br.	naziv prostorije	netto m <sup>2</sup>	koef.	netto x koef. m <sup>2</sup>
1	hodnik + garderoba	5,06	1	5.06
2	kupaonica	5,12	1	5.12
3	spavaća soba	10,92	1	10.92
4	spavaća soba	8,87	1	8.87
5	kuhinja+db+blag.	20,89	1	20.89
S6 zatvoreno neto:		50.86		50.86
6	lođa	17,64	0,75	13.23
S6 sveukupno neto:		68.50		64.09





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