

Apartment

Poreč, Istria



Ref	RE-U-30407
Type	Apartment
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	133 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 801 840

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Three-bedroom luxurious duplex penthouse in Porec, 150m from the sea!

Refined aesthetics and a warm design, luxurious apartments, elegant business premises, and unmatched functionality—these are the hallmarks of this remarkable residential and business complex. Situated in a prime spot near the beach and the ancient heart of Poreč, this project takes luxury living and commercial space to a whole new level. With its unique "S" shaped structure, this complex is a masterclass in optimizing space.

The apartments, especially those on the upper floors, are modern and well-equipped, offering breathtaking views of the sea.

The facility includes two underground garages: one for external public users and the other reserved for residents and business tenants. Just 150 meters from the waterfront and the old town of Poreč, and 300 meters from the nearest beaches, this building is a magnet for those seeking luxury and convenience.

The highlighted residential unit is on the third floor, spreading across 133.84 m² over two stories. The first floor features an entrance hall with a wardrobe, two bedrooms, a bathroom, and a loggia. The second floor offers a spacious living room connected to the kitchen and dining area, an additional bedroom, a bathroom, and a roof terrace.

Parking is ample, with the option to purchase one or more spaces in the underground garage for €35,000 each. This is more than a residence; it's an opportunity to live in a place where every detail speaks of luxury and refined living.

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 m²:
6029 €

Average price/m² of this type
in this region:
4061 €

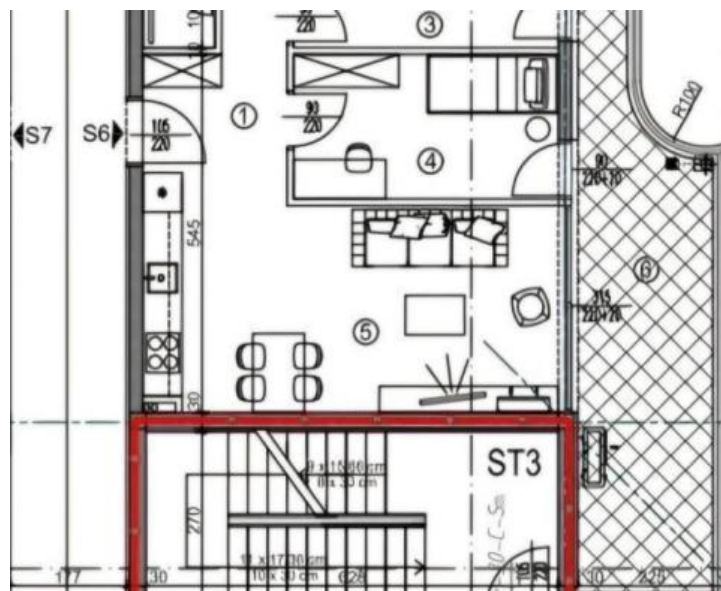
Median price/m² of this type
in this region:
4104 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4163 €

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STAN S6				
br.	naziv prostorije	netto m ²	koef.	netto x koef. m ²
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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