

Apartment

Poreč, Istria



Ref	RE-U-30406
Type	Apartment
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	150 m
Floorspace	87 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 526 260

Affordable 2-bedroom luxurious duplex apartment in an attractive location in Porec centre!
Rare low price!

The essence of refined aesthetics and warm design, combined with luxurious apartments and elegant business premises, is embodied in this residential and business complex. This project's paramount features include the superb functionality of both the building and its surrounding area. Situated in an exceptional locale near the beach and the historic old town of Poreč, it redefines the very concept of luxury residential and commercial space. With its distinctive "S" shaped structure, this complex stands as a sterling example of spatial refinement.

Beyond its enviable location and comfort, many of the modern apartments on the first floor afford captivating views of the sea. The facility is complemented by two underground garages: one allocated for external public use and the other reserved for residents and business tenants. Positioned a mere 150 meters from the waterfront and the old town, and just 300 meters from the nearest beaches, this new building is exceedingly attractive and in high demand.

The residential unit in question is located on the third floor and spans a total of 87.17 m² across two stories. The first floor comprises an entrance hall with a wardrobe, a spacious living room connected to the kitchen and dining area, one bedroom, a bathroom, and a loggia. The second floor includes an additional bedroom, a bathroom, and a roof terrace.

Prospective buyers have the option to purchase one or more parking spaces in the underground garage for €35,000 each. This is more than a mere residence; it is an opportunity to partake in a living experience that marries luxury with unparalleled refinement.

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:
6049 €

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

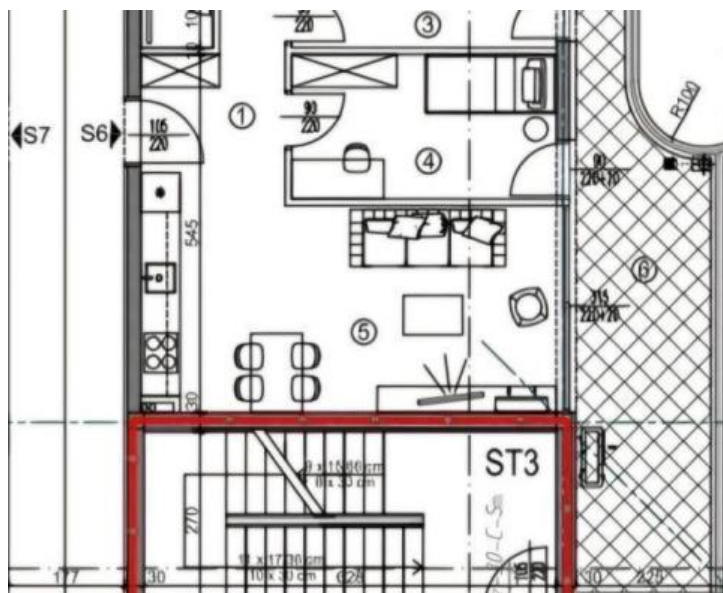
Median price/m² of this type
in this region:
4104 €

Average price/m² of this type
in Croatia:
4489 €

Median price/m² of this type
in Croatia:
4167 €

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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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