

Apartment

Poreč, Istria



Ref	RE-U-30400
Type	Apartment
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	150 m
Floorspace	55 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 287 404

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Very cheap for Porec: 2-bedroom luxurious apartment in the best Porec residence 150m from the sea!

This residential and commercial complex epitomizes sophistication in design, offering luxurious living spaces and elegant business accommodations. Nestled in a prime location close to the beach and the historic heart of Poreč, it redefines the standards of luxury living and commercial convenience.

Featuring a distinctive "S" shaped structure, this lavish complex exemplifies the art of maximizing space and enhancing the existing environment. Many of the modern apartments on the upper floors provide breathtaking sea views, adding to the allure of the property. With two underground garages—one for public use and the other reserved for residents and business occupants—the facility ensures convenient parking solutions for all.

The enviable location, just 150 meters from the waterfront and the historic center of Poreč, and a mere 300 meters from the nearest beaches, makes this development highly sought after.

The residential unit under consideration is situated on the second floor, boasting a total area of 55.27 square meters. It comprises an entrance hall with ample storage, a generously-sized living room seamlessly connected to the kitchen and dining area, two bedrooms, a bathroom, and a loggia.

Additionally, prospective buyers have the option to acquire one or more parking spaces in the underground garage, priced at 35,000 euros each.

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:
5226 €

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 26		
naziv proizvoda	netto m ² koef	netto x koef
prodruk + garideropa	5,06	1
kubsonica	5,12	1
spavaca sofa	10,92	1
spavaca sofa	8,87	1
kupinja+dp+plad.	20,89	1
26 salvereno neto:	50,86	
loza	17,84	0,72
26 svenkupno neto:	68,50	

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