Apartment Poreč, Istria





RefRE-U-33335TypeApartmentRegionIstria > Porec

LocationPorečFront lineNoSea viewYesDistance to sea800 mFloorspace84 sqmNo. of bedrooms2No. of bathrooms1

Price € 397 385

Apartment Poreč, Istria



Penthouse of 84m2 in a new building 800 meters from the sea in Porec, for sale!

A total of 30 luxury apartments are available across four floors in this new luxury residence, with sizes ranging from 50 m^2 to 150 m^2 .

Each apartment includes a parking space, either in the garage (25 spaces) or next to the building (5 spaces), and most units come with a storage room. The building will be equipped with an elevator, with access from the garage to every floor. Both the exterior and interior design of the building and the apartments will adhere to high-quality construction standards and meet the A+ energy certificate requirements.

We are offering an apartment on the third floor with a net total area of 84 m². The layout includes an entrance hall, toilet, hallway, kitchen with living room, bathroom, two bedrooms, and a balcony. The apartment also comes with a storage room (9) and a garage parking space (26).

Additional advantages: Heating and cooling are provided by inverter air conditioning units in each room. The apartment will be finished with premium Italian ceramics and top-grade laminate flooring, a secure entrance door with coded keys, and high-quality PVC/ALU windows with double IZO glass filled with argon. Electric underfloor heating is available for an additional cost. The apartment is oriented to the north.

All units will feature spacious, covered balconies offering breathtaking views of the sea and the city of Poreč. The building's surroundings will be enhanced with Mediterranean plants and trees, elevating the project to a higher level.

Completion of the project is scheduled for April 2026.

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.

Apartment Poreč, Istria



Price per m² 4731 €

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

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

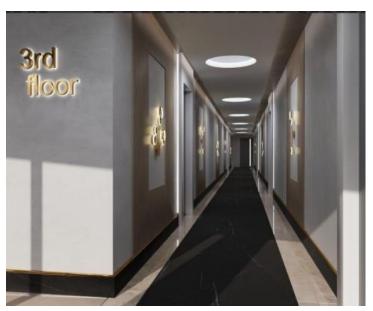
Average price/m² of this type in Croatia: 4489 € Median price/m² of this type in Croatia: 4167 €

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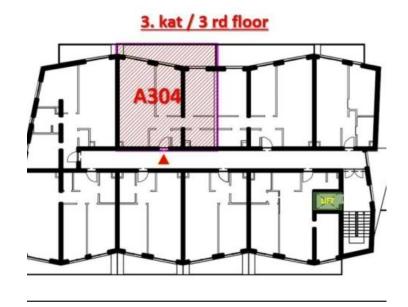




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A304				
br.	prostorija	površina	kf	površina
01	ULAZNI HODNIK	8.49	1	8.49 m
02	WC	1.60	1	1.60 m
03	KUHINJA	4.92	1	4.92 m
04	KUPAONICA	4.47	1	4.47 m
05	IZBA	1.29	1	1.29 m
06	BORAVAK	21.73	1	21.73 m
07	SOBA 1	12.69	1	12.69 m
08	SOBA 2	11.58	1	11.58 m
09	BALKON	13.79	0.5	6.90 m
	STAN	80.56		73.67 m
10	PGM 26	17.82	0.5	8.91 m
11	SPREM. 9	3.75	0.5	1.88 m
	UKUPN0	102.13		84.46 m







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