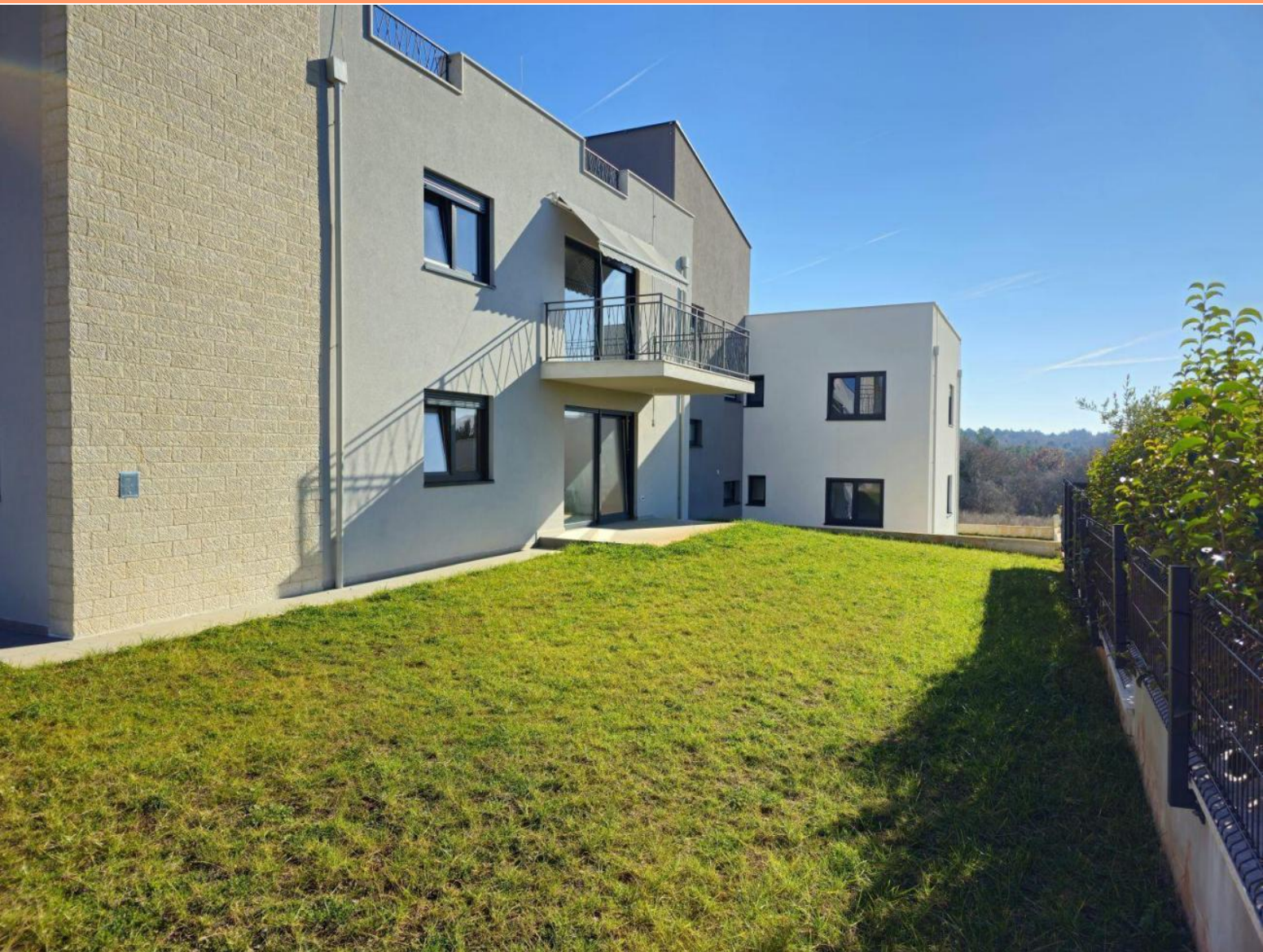


Apartment

Poreč, Istria



Ref	RE-U-34475
Type	Apartment
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	94 sqm
Plot size	160 sqm

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Poreč, Istria



No. of bedrooms	3
No. of bathrooms	1
Price	€ 350 000

New ground floor apartment with 3 bedrooms in Porec, in a new complex 1 km from the sea!

Presenting a spacious and inviting ground-floor apartment in a high-quality new building with only four residential units, located close to both the beaches and the center of Poreč. This exceptional apartment offers 94.70 m² of living space, ideal for year-round comfortable living.

Apartment Overview:

Upon entering, you are welcomed by a small entrance hall, perfect for built-in wardrobes. From here, you step into an open, airy living area, bathed in natural light from large glass windows. The layout is designed to accommodate a generously sized living room, perfect for hosting family and friends, a large dining area, and a semi-separated kitchen. From this central space, you can access a covered outdoor terrace that overlooks lush greenery, as well as a private garden of over 160 m².

A small corridor leads from the living area to the private section of the apartment, where you'll find three comfortable bedrooms and a family bathroom. In addition, there is a guest bathroom, adding to the convenience and practicality of the space. The apartment also features a private storage room located next to the entrance, offering additional storage space. A standout feature is the expansive garden, which is prepped for a summer kitchen and swimming pool, transforming this apartment into a private oasis perfect for relaxation and entertainment.

Additional Features:

- The apartment is fully air-conditioned and features underfloor heating in all rooms except the bedrooms. There is also a chimney, allowing for the installation of a pellet or wood stove.
- The property has clear ownership (1/1) and no financial encumbrances. All necessary documentation is in place.
- A dedicated parking space is included in the building's garden.
- With only four apartments in the building, residents can enjoy peace and privacy.
- Additional storage is available under the building's staircase.

Location:

Situated in a quiet street, this apartment offers a serene environment for those who value privacy. Located in a smaller settlement just outside the vibrant town of Poreč, the property is free from the noise of heavy tourist traffic. Essential amenities like shops, restaurants, and schools are within a 2-kilometer radius, while the nearest beaches are just 1,000 meters away.

This property offers the perfect balance of tranquility and proximity to everything you need for a quality life. Whether you're looking for a primary residence or a holiday retreat, this apartment is an incredible opportunity.

Apartment

Poreč, Istria



With its spacious layout, modern conveniences, and ideal location, it promises countless unforgettable moments with family and friends. Don't miss out on this exceptional opportunity to make it your own!

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:
3723 €

Average price/m² of this type
in this region:
4048 €

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

Average price/m² of this type
in Croatia:
4488 €

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

Apartment

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

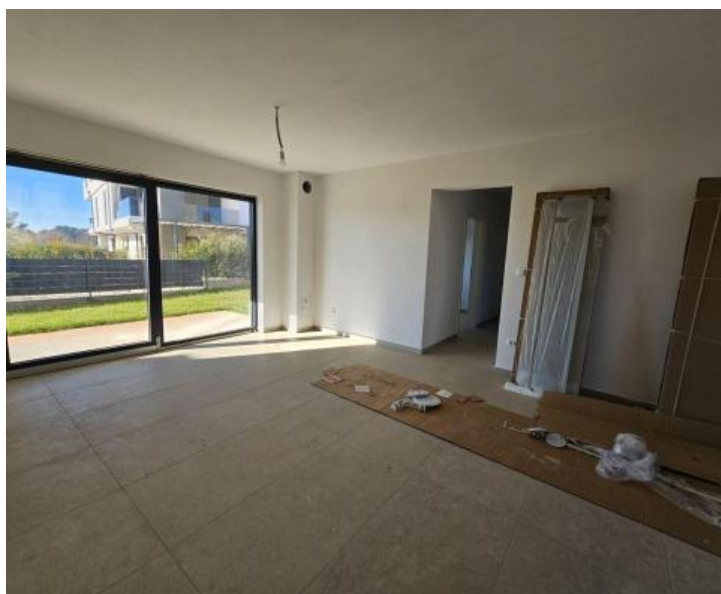
Apartment

Poreč, Istria



Apartment

Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Poreč, Istria



Apartment

Poreč, Istria



Apartment

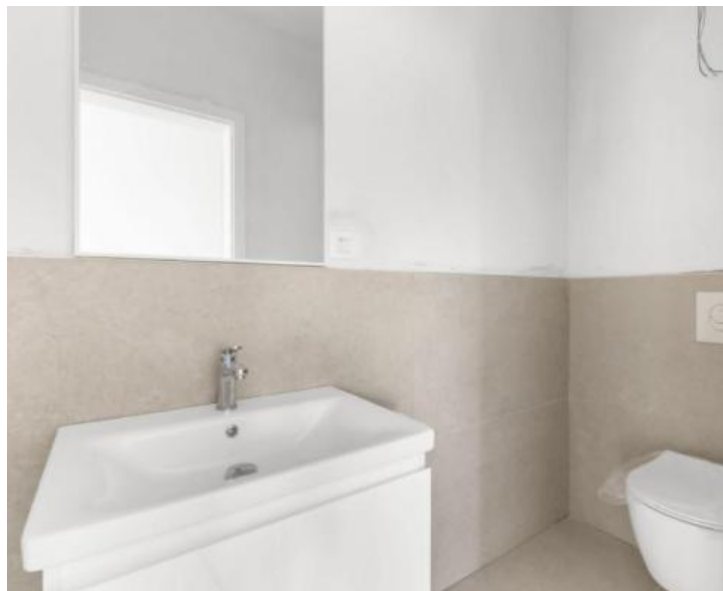
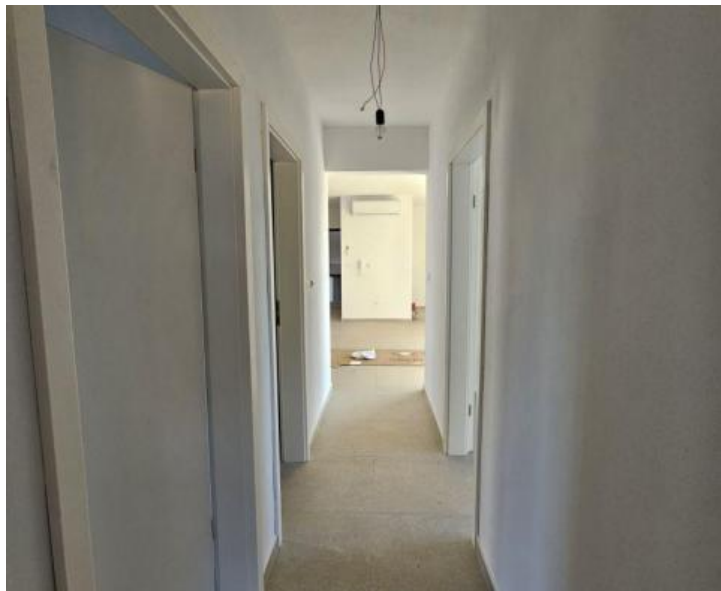
Poreč, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Poreč, Istria



Apartment

Poreč, Istria



Apartment

Poreč, Istria

