

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-34474
<b>Type</b>	Apartment
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	94 sqm
<b>Plot size</b>	160 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 350 000

New apartment on the ground floor in Porec, with 3 bedrooms, just 1 km from the sea.

It is with great pleasure that we present to you a spacious and most agreeable apartment, situated on the ground floor of a distinguished new building, home to but four exclusive residential units. This superbly crafted dwelling offers a generous 94.70 m<sup>2</sup> of living space, ensuring a residence fit for a life of comfort and ease throughout the year.

### **Description of the Apartment:**

Upon crossing the threshold, one is met with a modest entrance hall, thoughtfully designed to accommodate built-in wardrobes. This passage leads to a bright and expansive open space, bathed in natural light, courtesy of large glass windows and the apartment's clever orientation. Here, you shall find ample room for a grand living area, ideal for entertaining family and companions, as well as a spacious dining area. Adjacent to these is a semi-enclosed kitchen, perfect for preparing meals with both convenience and privacy.

From this central living space, one steps out onto a covered terrace, offering a charming view of verdant natural surroundings, and providing access to the apartment's private garden—a magnificent 160+ m<sup>2</sup> of outdoor space. A haven unto itself, this garden presents the opportunity for restful repose and lively gatherings alike. There is even provision for the installation of a summer kitchen and a swimming pool, transforming this space into a private paradise.

A short corridor leads from the main living area to the more intimate quarters of the apartment, wherein lie three comfortable bedrooms and a well-appointed bathroom. An additional guest bathroom further enhances the convenience of this home, making it eminently practical for everyday living.

The apartment offers further advantages, including a private storage room conveniently situated near the entrance, as well as another storage area beneath the building's staircase.

### **Additional Information:**

- The apartment is fully air-conditioned and features underfloor heating throughout, save for the bedrooms. A chimney has been installed, allowing for the future option of a pellet or wood stove.
- Ownership of the property is clear, with no financial encumbrances, and all necessary documentation is in order.
- A designated parking space in the garden of the building is included.
- With only four apartments in the building, residents are guaranteed peace and privacy.
- Furthermore, prospective owners may seize the opportunity to acquire an additional 1,600 m<sup>2</sup> of agricultural land directly in front of the covered terrace, offering the rare chance to create a true personal retreat with limitless potential.

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### **Location Description:**

The property is nestled in a quiet street, perfect for those who seek solitude and serenity. Its location in a smaller settlement near the famed town of Poreč ensures an escape from the clamour of tourists, while remaining close to all the essential amenities of daily life. Shops, restaurants, and schools are within a mere 2-kilometer radius, and the sea, along with the first organised beaches, lies just 1,000 meters from the apartment.

This is a place where you will undoubtedly craft countless unforgettable moments with family and friends, and relish the comfort afforded by the proximity to the town without sacrificing tranquility. Do not let this extraordinary opportunity slip away. With its airy rooms, practicality, and ideal location, this residence provides all that is required for a true retreat and a life of the highest quality.

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 m<sup>2</sup>:  
3723 €

Average price/m<sup>2</sup> of this type  
in this region:  
4059 €

Median price/m<sup>2</sup> of this type  
in this region:  
4104 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

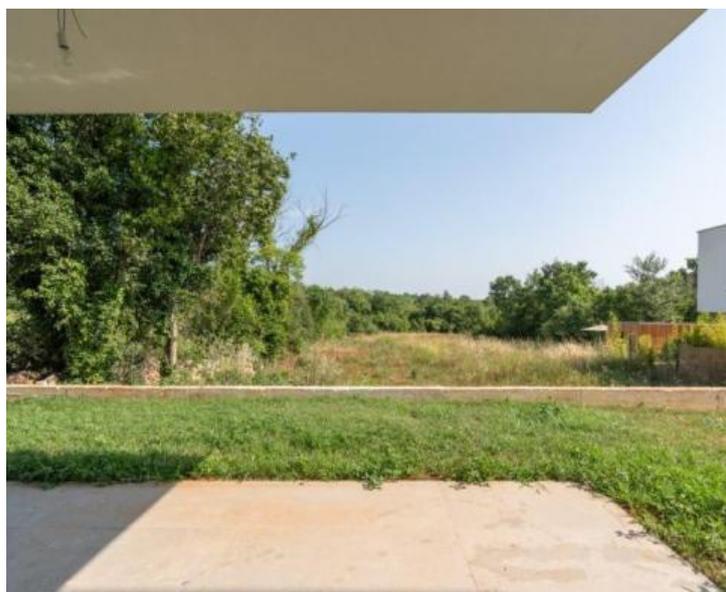
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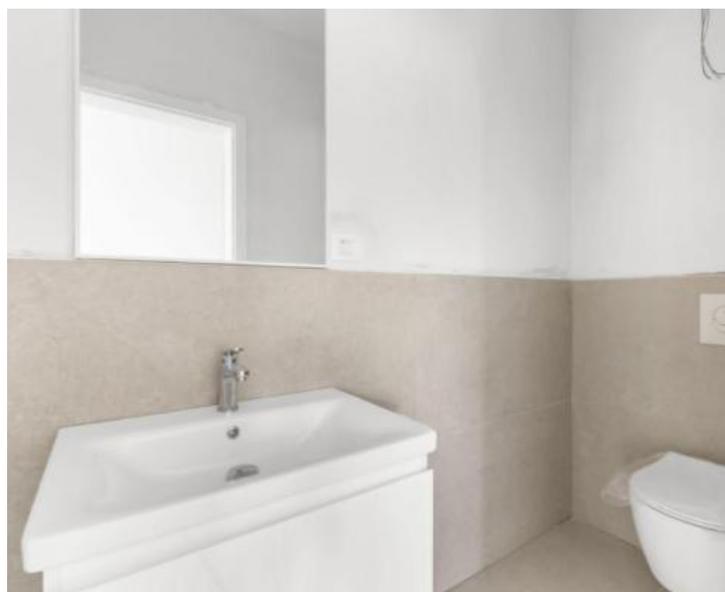
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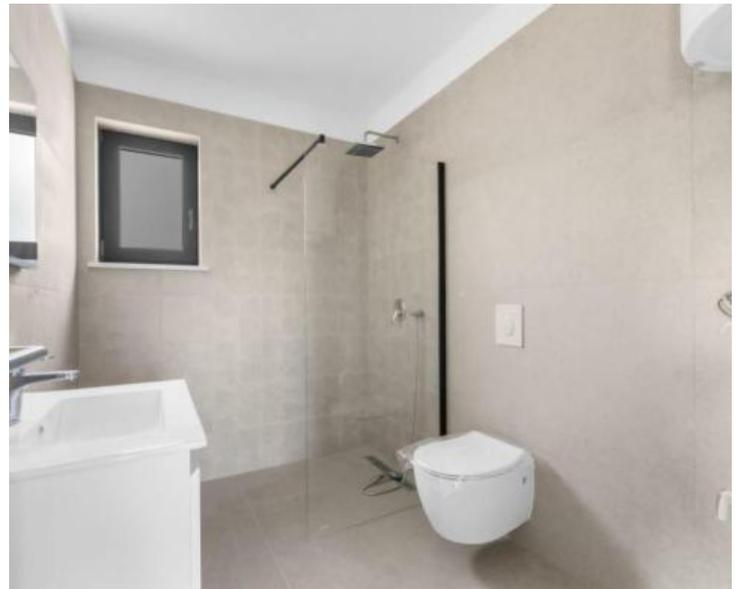
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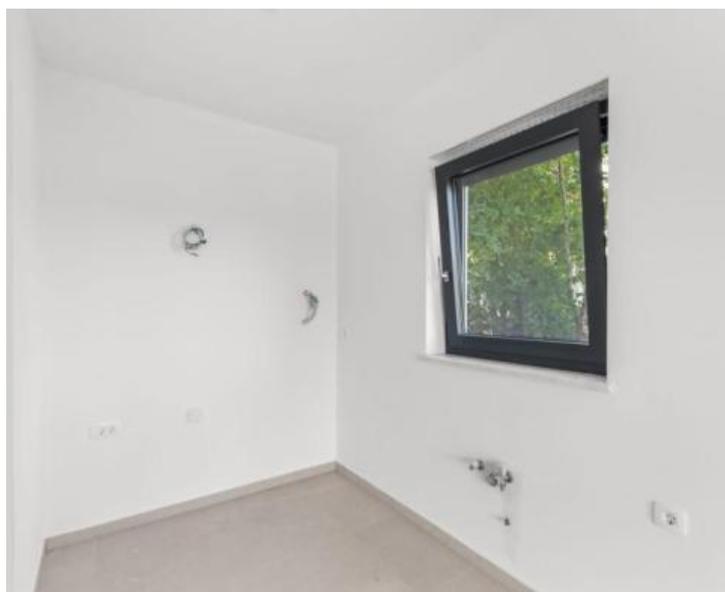
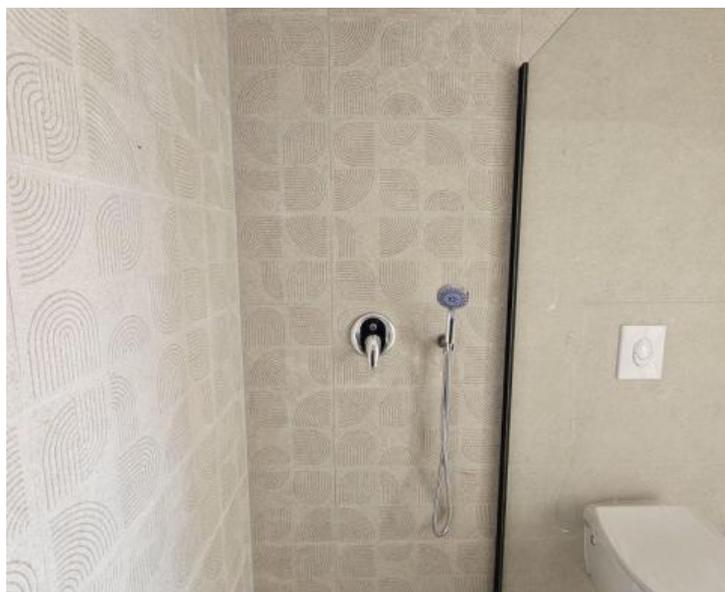
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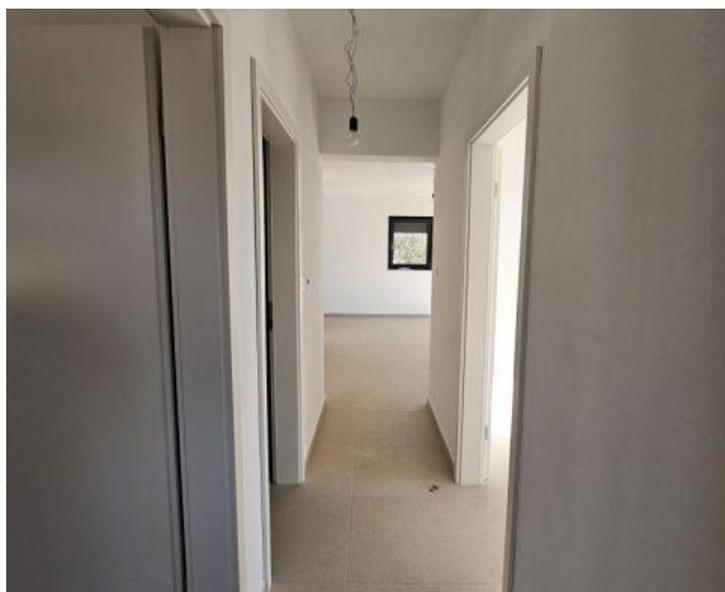
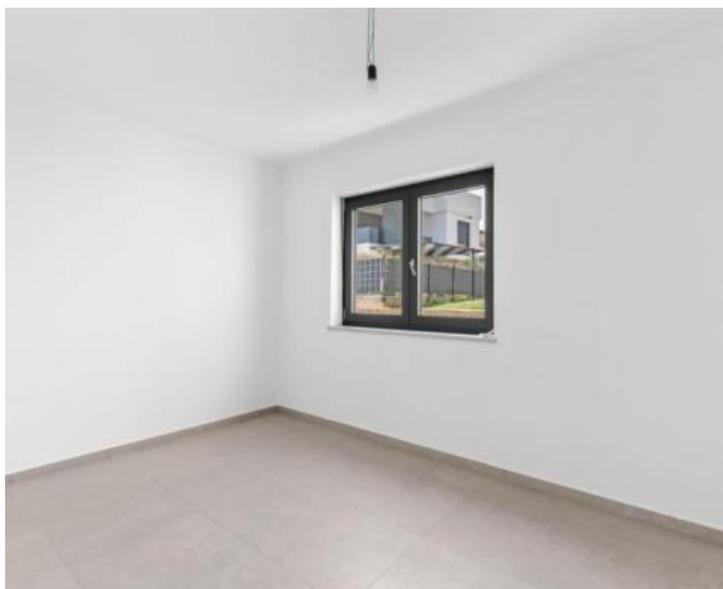
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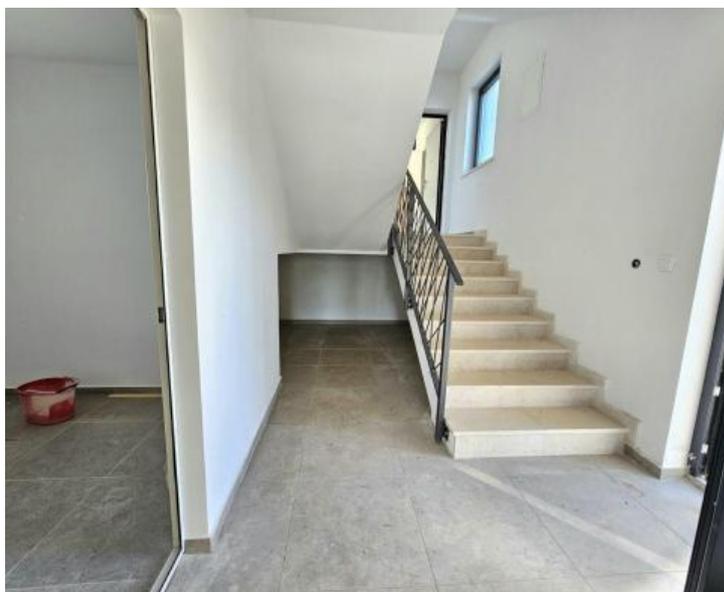
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