

# Apartment

Poreč, Istria



<b>Ref</b>	RE-U-34473
<b>Type</b>	Apartment
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	94 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

1

**Price**

€ 350 000

Apartment with 3 bedroom on the first floor with a roof terrace in Porec, mere 1 km from the sea - great chance!

We are delighted to present this spacious, first-floor apartment in a high-quality, modern building with only four residential units.

Spanning 94.7 m<sup>2</sup>, this apartment offers an exceptional, year-round living experience.

**Apartment Features:** Upon entering, you'll find a cozy entry hall, designed for built-in wardrobes. The hall opens into a bright, open-concept living area, beautifully lit by large glass windows. This area includes a spacious living room, perfect for gatherings, a large dining area, and a separate kitchen space. From the living area, step out onto the covered balcony, which offers peaceful views of the neighborhood and lush greenery. A small corridor from the living area leads to the private section of the apartment, featuring three comfortable bedrooms and a main bathroom. Additionally, a guest bathroom enhances the practicality of the space.

An added bonus is the apartment's private storage room, located next to the entrance, providing extra space for storage. One of the apartment's highlights is the impressive 86 m<sup>2</sup> roof terrace, prepped for a jacuzzi and a summer kitchen, making it a perfect spot to relax and entertain. There's also an additional space beside the terrace exit, ideal for extra storage.

### Additional Information:

- Fully air-conditioned with underfloor heating in all rooms except bedrooms, and a chimney with the option to add a pellet or wood stove.
- Clear ownership, with all required documentation in place.
- Comes with a dedicated parking space in the building's garden.
- Located in a building with only four units, ensuring peace and privacy.

**Location:** Situated in a quiet street, this apartment offers privacy and tranquility while remaining close to the vibrant center of Poreč. Essential amenities like shops, restaurants, and schools are within a 2-kilometer radius, and the nearest beaches are just 1 kilometer away.

This property combines airy spaces, convenience, and proximity to everything you need, providing a perfect setting for relaxation and quality living. Don't miss 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.

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Price per m<sup>2</sup>:  
3723 €

Average price/m<sup>2</sup> of this type  
in this region:  
4061 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4490 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4168 €



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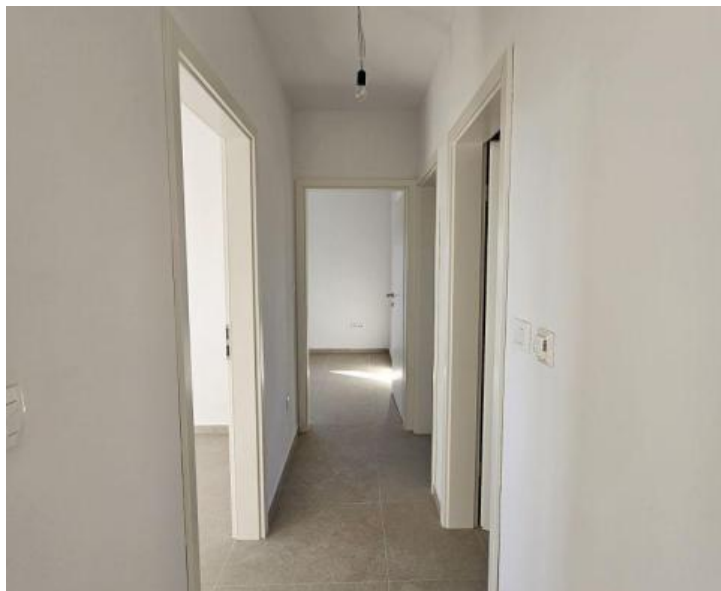
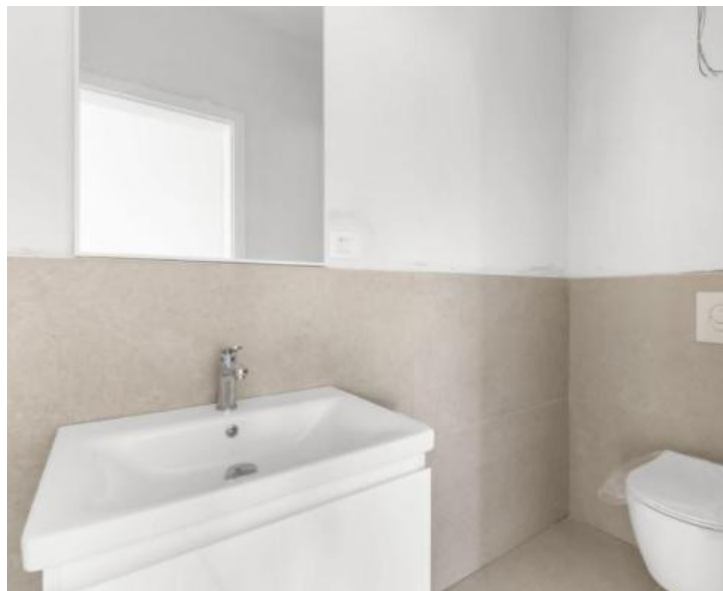


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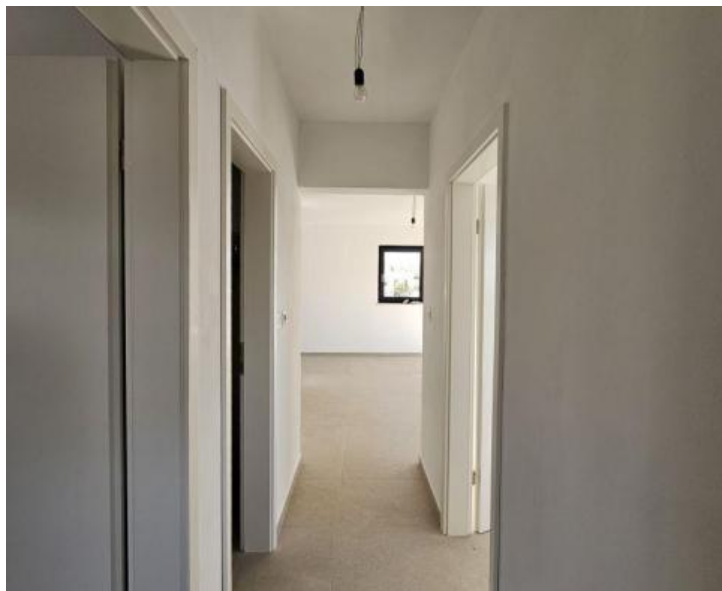


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