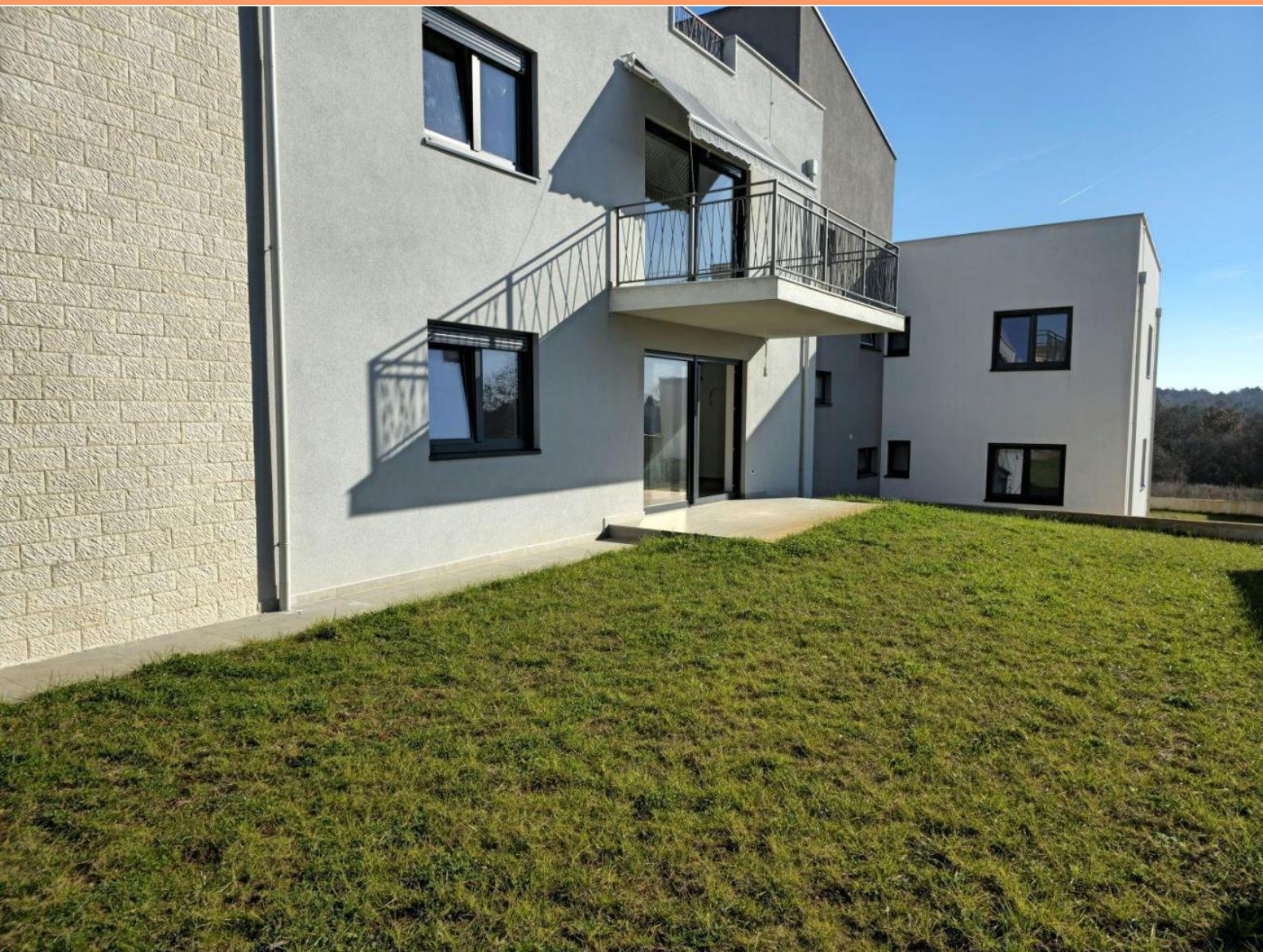


Villa

Poreč, Istria



Ref	RE-U-34472
Type	Villa
Region	Istria › Porec
Location	Poreč
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	94 sqm
No. of bedrooms	3

Villa

Poreč, Istria



No. of bathrooms

1

Price

€ 350 000

Porec apartment with 3 bedroom, on the first floor with a roof terrace, 1 km from the sea.

We're excited to present this spacious, inviting apartment on the first floor of a high-quality, new building with only four residences. With 94.7 m² of living space, this apartment offers future owners a comfortable and stylish place to enjoy all year.

Apartment Features: Upon entering, you're welcomed by a small entrance hall designed for built-in wardrobes, leading into a bright, open-plan living area with large windows that bring in abundant natural light. This open space comfortably accommodates a large living room, ideal for hosting, a spacious dining area, and a partially separate kitchen. Step out onto the covered balcony from the living area to enjoy views of the surrounding greenery.

A small corridor leads from the living area to the private section of the apartment, where you'll find three comfortable bedrooms and a main bathroom. Additionally, there's a guest bathroom for extra convenience. Next to the apartment's entrance, a private storage room provides additional space for your belongings.

One of the apartment's highlights is its impressive 86 m² roof terrace, prepped for a jacuzzi and a summer kitchen, creating the perfect private spot to relax or entertain. There's also an extra room off the terrace, ideal for additional storage.

Additional Information:

- Fully air-conditioned with underfloor heating in all rooms except bedrooms, plus a chimney option for a pellet or wood stove.
- Clear ownership, free of any financial encumbrances, with all required documentation.
- Includes a dedicated parking space in the building's garden.
- Located in a building with only four units, ensuring peace and privacy.

Location: Nestled on a quiet street in a serene community, this apartment offers privacy yet is close to the vibrant center of Poreč. Essential amenities like shops, restaurants, and schools are within 2 kilometers, while the nearest beaches are just 1 kilometer away.

This apartment is ideal for creating cherished moments with family and friends, combining spacious, well-designed rooms with the convenience of nearby city amenities. 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

Villa

Poreč, Istria



expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
3723 €

Average price/m² of this type
in this region:
3912 €

Median price/m² of this type
in this region:
3893 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

Villa

Poreč, Istria



Villa

Poreč, Istria



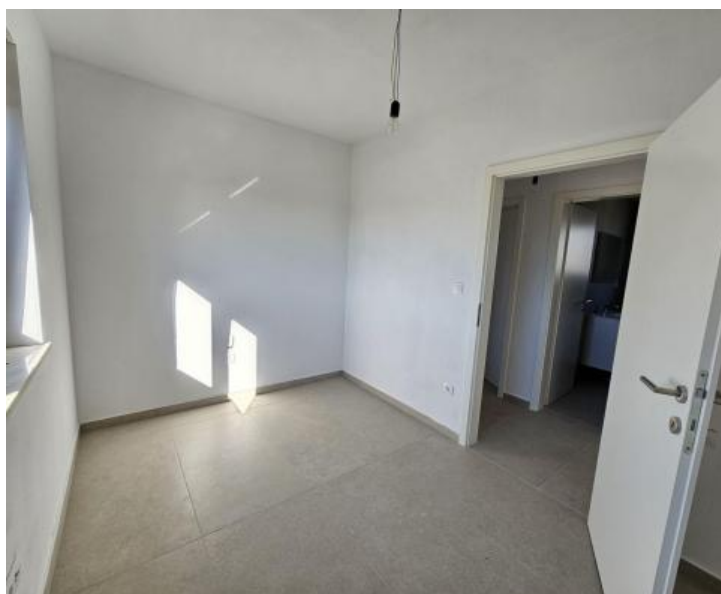
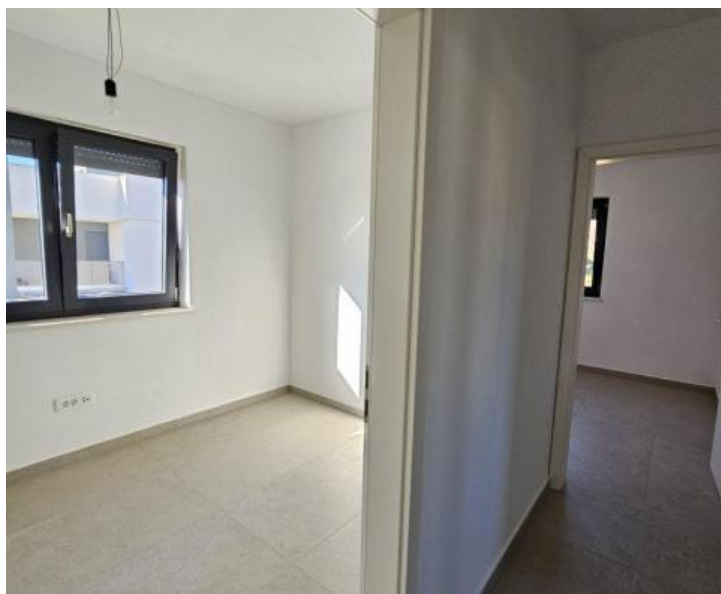
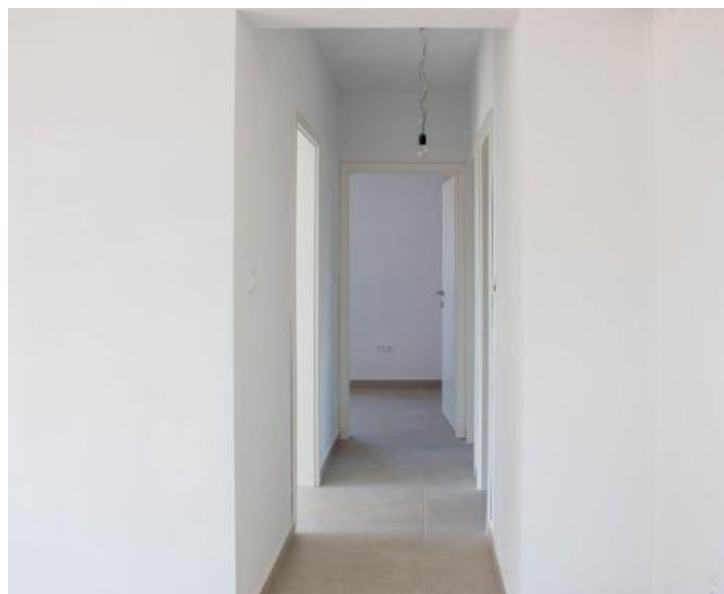
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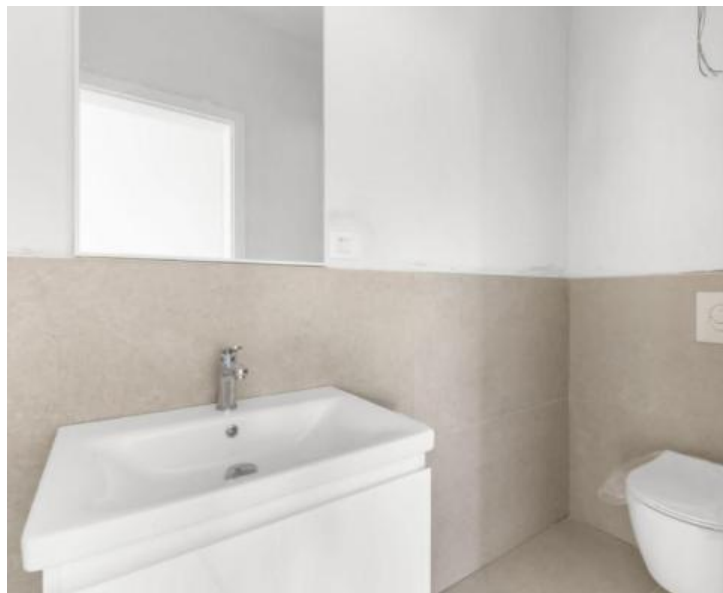
Villa

Poreč, Istria



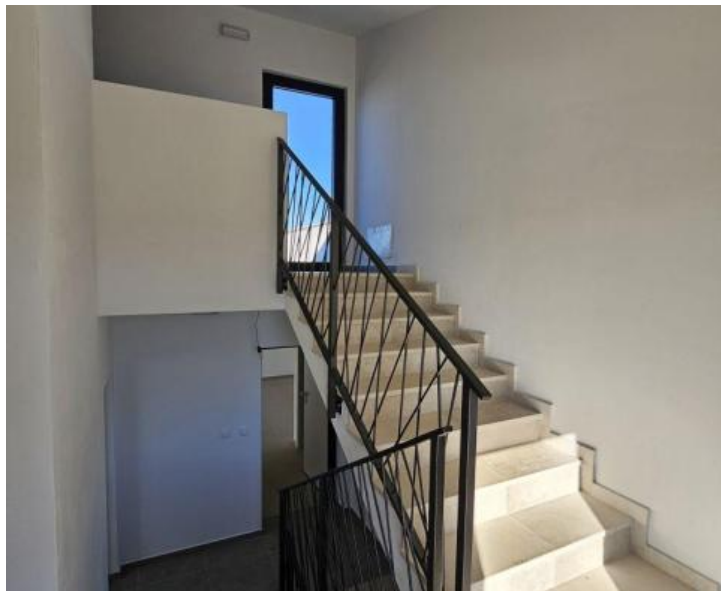
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