

New development

Poreč, Istria



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

New development

Poreč, Istria



Ref	RE-U-35798
Type	New development
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1200 m
Floorspace	82 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 280 000

New development

Poreč, Istria



New complex with fitness centre cca. 1 km from the sea in Porec!

We would like to highlight that this is a smaller building with four residential units and one commercial space, which will be transformed into a fitness center in the future.

Location:

This project is situated in a very peaceful area, just a 3-minute drive from a shopping center and only 1.2 km from the nearest beaches, offering a perfect blend of convenience and tranquility.

Property Details:

The property in question is an apartment located on the second floor within a high attic, with a total living area of 82.17 m². The layout allows future owners the flexibility to divide the space into two separate units or enjoy it as a spacious, comfortable family home with an excellent room arrangement.

The sample apartment of 82 sq.m. (second floor) comprises:

- **An entrance hallway** with a guest toilet.
- **A living room** connected to the kitchen and dining area, with access to a terrace.
- **A secondary hallway** leading to two bedrooms and a bathroom.

The apartment includes two parking spaces, which are accounted for in the listed price.

Additional Features:

- PVC joinery in anthracite color has been installed.
- Installation of air conditioning units and underfloor heating in the bathroom is planned, with the option to arrange additional upgrades at an extra cost.
- At this stage, buyers can specify their preferences for flooring and make changes to partition walls according to their needs.
- The building is already under the roof with joinery installed, and the final move-in date is scheduled for January 2026.

Payment Terms:

- At this stage, 50% of the price is payable, with the remaining amount due just before the move-in date.
- The seller is a legal entity, which exempts the buyer from paying real estate transfer tax.

For further information or to arrange a viewing, feel free to contact us. We would be happy to provide more

New development

Poreč, Istria



insight into this property and its concept!

There are more available apartments in the complex:

35797 - 82 sq.m. - 2 bedrooms - 2d floor - 280 000 eur

35796 - 92 sq.m. - 2 bedrooms - 1st floor - 335 00 eur

35795 - 93 sq.m. - 2 bedrooms - 1st floor - 335 000 eur

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.

New development

Poreč, Istria



Price per m²:
3415 €

Average price/m² of this type
in this region:
4136 €

Median price/m² of this type
in this region:
4264 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

New development

Poreč, Istria



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

New development

Poreč, Istria



New development

Poreč, Istria



New development

Poreč, Istria

