

Apartment

Poreč, Istria



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|-------------------------|----------------|
| Ref | RE-U-36713 |
| Type | Apartment |
| Region | Istria > Porec |
| Location | Poreč |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 1000 m |
| Floorspace | 80 sqm |
| No. of bedrooms | 2 |
| No. of bathrooms | 1 |
| Price | € 400 000 |

Luxurious Apartment with Rooftop Terrace in an Exclusive Location with Sea Views, cca. 1 km from the Sea!

Surrounded by the pleasant Mediterranean climate, in the heart of the western Istrian coastline, the ancient town of Poreč and its seaside area boast beautifully maintained parks, pine and oak forests stretching all the way to the crystal-clear sea, beaches, and islands spread across an area of 139 km², comprising 58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism, and genuine hospitality.

We present an exclusive apartment located on the first floor of a residential building with its own private entrance, offering a total living area of 80 m².

This unique location, with direct views and access to the sea, will leave no one indifferent.

The apartment features two bedrooms, a spacious open-concept living room with a kitchen and dining area, one full bathroom, and an additional WC.

It also includes a large rooftop terrace spanning the entire length of the apartment, providing the opportunity to create an outdoor wellness area with hot tubs and other desirable amenities.

The building, consisting of a total of 4 apartments, is situated just a short walk from the sea—only 1 km to the nearest beautiful beach, accessible via a well-maintained pedestrian path.

A reputable and trusted investor ensures ongoing maintenance of the building's common areas, adding significant value.

Whether you're considering this property as a rental investment or for a comfortable family life, this real estate is undoubtedly worth your attention.

Key Features:

- Luxurious apartment with private entrance
- Total living area: 80 m²
- Stunning sea views and direct sea access
- Two bedrooms, spacious living room, kitchen, and dining area (open-space concept)
- Full bathroom and additional WC
- Large rooftop terrace along the entire apartment footprint
- Option for outdoor wellness amenities (hot tubs, etc.)
- Building with 4 apartments, located just 1 km from the beach
- Ongoing maintenance of common areas ensured by a reputable investor
- Ideal for both investment purposes and family living

This exceptional property combines luxury, convenience, and breathtaking natural beauty, making it a prime

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choice for those seeking an exclusive address in the heart of Poreč.

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 m²:
5000 €

Average price/m² of this type
in this region:
4059 €

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:
4159 €

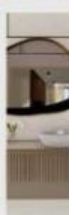



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SPACE, DESIGN

design can be **customized** to reflect
and preferences. You have the option
the design yourself or to utilize **our**
al services.



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Additional Options:

Covered Summer
Kitchen with
Biopergola &
partially covered
pool



Technical Details



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