

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-36724
<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>	7000 m
<b>Floorspace</b>	70 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 220 000

### **Luxury Apartment with a Rooftop Terrace Near Poreč!**

Poreč is more than just a summer destination—it is a city designed for a high-quality lifestyle, where continuous progress and improvements make it a desirable place to live year-round. With its well-maintained infrastructure, safety, and strong sense of community, Poreč offers an ideal environment for all generations.

Located just a short distance from the stunning coastal town of Poreč, this elegant first-floor apartment is now available for sale. Spanning a total living area of 70 m<sup>2</sup>, it features two spacious bedrooms, an open-plan living room with a modern kitchen and dining area, as well as a separate toilet and storage room.

One of the standout features of this property is the expansive rooftop terrace, which extends across the entire surface of the apartment. This space offers endless possibilities, including the option to install an outdoor wellness area with a massage tub and other luxury amenities, making it the perfect retreat for relaxation and entertainment.

The building consists of only four apartments, ensuring a peaceful and exclusive living environment. Developed by a reputable and trusted investor, future building maintenance is also available, providing additional security and convenience.

Whether you're seeking a lucrative rental investment or a beautiful home for comfortable family living, this property is an exceptional opportunity. Contact us today for more details or to arrange a viewing!

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>:  
3143 €

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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