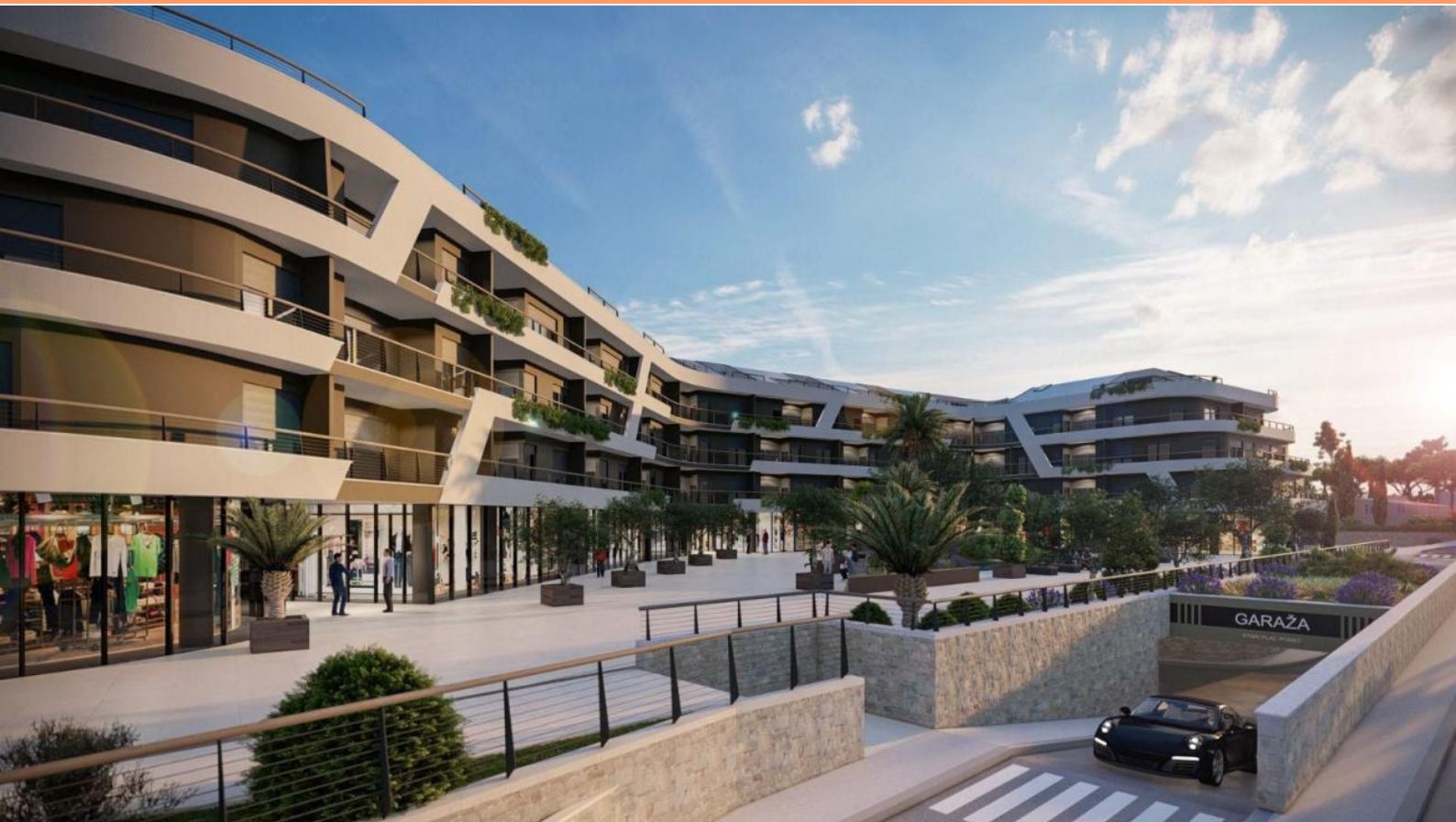


Apartment

Poreč, Istria



Ref	RE-U-30332
Type	Apartment
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	150 m
Floorspace	66 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 361 314

Exclusive Location! Luxury New Development Just 150m from the Sea in Poreč!

This **refined and modern residential-commercial complex** combines **sophisticated aesthetics, warm design**, and **high functionality** to create an exceptional living and business environment. Located in a **prestigious area** near the **beach and the historic center of Poreč**, this project redefines luxury living.

With its **unique S-shaped architectural design**, the complex seamlessly enhances the surrounding space. In addition to a **prime location and superior comfort**, most **modern apartments** on the upper floors offer **stunning sea views**.

The building features **two underground garages**—one designated for public use and the other exclusively for **residents and business tenants**.

Prime Location & Unmatched Appeal

- **Just 150m from the waterfront and historic center of Poreč**
- **Only 300m from the nearest beaches**
- A highly desirable **luxury development** in a sought-after location

Featured Residential Unit

- **First-floor apartment**
- **Total area: 66.91 m²**
- **Layout:**
 - Entrance hallway with wardrobe
 - Spacious **living room** connected to a **kitchen and dining area**
 - **Two bedrooms**
 - **Bathroom**
 - **Loggia (covered balcony)**

Additional Information

- **Underground parking spaces** available for purchase at **€35,000 each**
- **Price listed applies to legal entities** and does not include **VAT**, which applies to private buyers

This is a **rare opportunity** to own a **luxury property** in one of Poreč's most **exclusive and sought-after locations!**

Apartment

Poreč, Istria



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.

Apartment

Poreč, Istria



Price per m²:
5474 €

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 €

Apartment

Poreč, Istria



Apartment

Poreč, Istria

