

# Apartment

Poreč, Istria



<b>Ref</b>	RE-U-24315
<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>	10000 m
<b>Floorspace</b>	69 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 215 000

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We are offering an apartment on the first floor of a residential building, located in a peaceful and idyllic area near Poreč, just 10 km from the sea.

This property combines **comfortable living** with excellent **investment potential**.

The apartment is spacious and thoughtfully designed, with a total area of **69 m<sup>2</sup>**. It features a **bright living room**, a practical **dining area**, a well-equipped **kitchen**, an elegant **bathroom**, and **two comfortable bedrooms**. The apartment also includes a **10.90 m<sup>2</sup> terrace** with a beautiful view of the surrounding nature, perfect for enjoying morning coffee or relaxing in the evening.

A **secured parking space** in front of the building adds convenience to daily life, while the modern **heating system**, featuring air conditioners that also provide cooling, along with **electric underfloor heating**, ensures comfort throughout the year.

The building, which contains only **five apartments**, offers a sense of intimacy and privacy, making it an ideal home for **families** and **couples** alike.

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>:  
3116 €

Average price/m<sup>2</sup> of this type  
in this region:  
4061 €

Median price/m<sup>2</sup> of this type  
in this region:  
4104 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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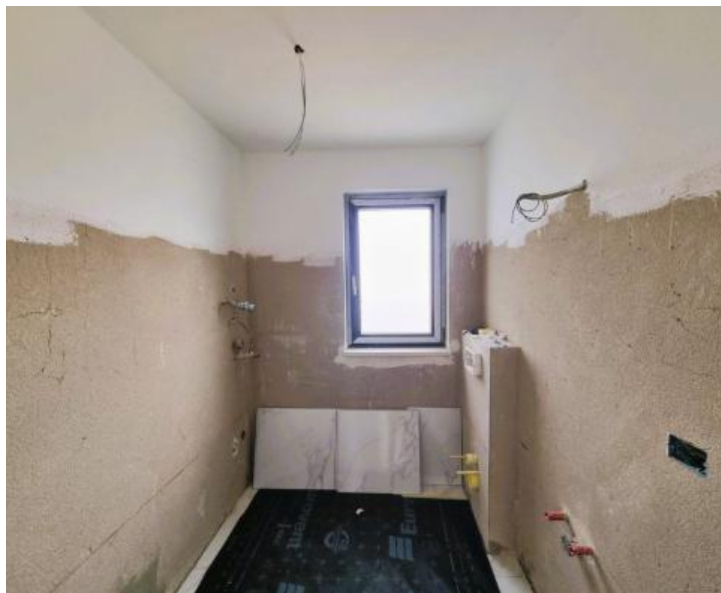
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