

Apartment

Poreč, Istria



Ref	RE-U-38089
Type	Apartment
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	67 sqm
Plot size	100 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 298 000

Modern Ground Floor Apartment with Garden for Sale in Poreč - 1500 m from the Sea

This **modern building** under construction, featuring **4 residential units**, is located just **1500 meters from the sea** and a short drive from the center of Poreč. Set in an **attractive and sought-after area**, the property is just minutes away from **beautiful beaches** and the vibrant city center, making it an ideal location for both **family living** and **tourist rentals**.

Apartment Details - Ground Floor with Garden:

- **Living area:** 61.75 m²
- **Terraces:** Two terraces of **7 m²** and **3.80 m²**
- **Private garden:** **150 m²**
- **Layout:**
 - Entrance hall
 - Open-plan kitchen, dining, and living area
 - Two bedrooms (one with terrace access)
 - One bathroom
 - Access to a covered terrace from the living room

Premium Features & Customization Options:

- **Heating & Cooling:** Heat pump system with fan coil units
- **Underfloor Heating:** Electric underfloor heating in the bathroom (optional full apartment installation for an additional cost)
- **Flooring:** High-quality Italian ceramics (buyers can choose their preferences during construction)
- **Windows & Insulation:**
 - Aluminum electric blinds (anthracite color)
 - **10 cm thermal insulation** for improved energy efficiency

Construction Timeline & Investment Potential:

- **Planned construction start:** Fall 2024
- **VAT included** in the price (clear and transparent pricing)
- **Ideal for:** Permanent residence or a profitable **tourist rental investment**

This apartment offers a unique opportunity to live in a **prime location in Poreč**, with easy access to both the city and stunning beaches.

Contact us for more information or to schedule a viewing!

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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:
4448 €

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:
4490 €

Median price/m² of this type
in Croatia:
4167 €

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