

Apartment

Poreč, Istria



Ref	RE-U-37965
Type	Apartment
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	900 m
Floorspace	106 sqm
Plot size	100 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 447 594

Modern Ground-Floor Apartment with a Private Garden Near the Sea in Poreč

Poreč, located on the western coast of the Istrian Peninsula, is a sought-after destination known for its Mediterranean climate, stunning natural beauty, and rich cultural heritage. It is an ideal place for both year-round living and investment. The city and its surrounding 53 villages offer a variety of real estate options, from modern villas with pools to charming stone houses and luxury new developments.

Property Overview

For sale: a **high-quality ground-floor apartment** in a modern residential building with only four units. Each apartment has a **private entrance** and **dedicated parking spaces**, ensuring complete privacy. The property is situated in a peaceful and attractive neighborhood, surrounded by contemporary homes, just **900 meters from the sea** and **2 km from the center of Poreč**.

The apartment has a **total living area of 106.57 m²** and includes:

- **Entrance hall with a built-in wardrobe**
- **Spacious open-plan living area** combining a modern kitchen, dining space, and living room
- **Three large bedrooms**, one of which has an en-suite bathroom
- **An additional bathroom**
- **Floor-to-ceiling glass doors** in the living area, leading to a **covered terrace**
- **Private landscaped garden of 100.85 m²**

Additional property features:

- **Two private parking spaces**
- **Basement storage unit of 19.85 m²**
- **Underfloor heating with a heat pump system**
- **Pre-installed air conditioning system**

Completion and Investment Potential

- **Expected completion: April 2024**
- **Ideal for both tourist rentals and year-round living**, thanks to its quiet, sunny location and proximity to restaurants, shops, and the city center

Additional Information

- The apartment is sold **unfurnished**

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- The images provided are for **illustration purposes only**
- The property is subject to **VAT**, and the listed price includes VAT

This modern apartment presents an **excellent investment opportunity** in one of Istria's most desirable locations.

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:
4223 €

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:
4489 €

Median price/m² of this type
in Croatia:
4163 €

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