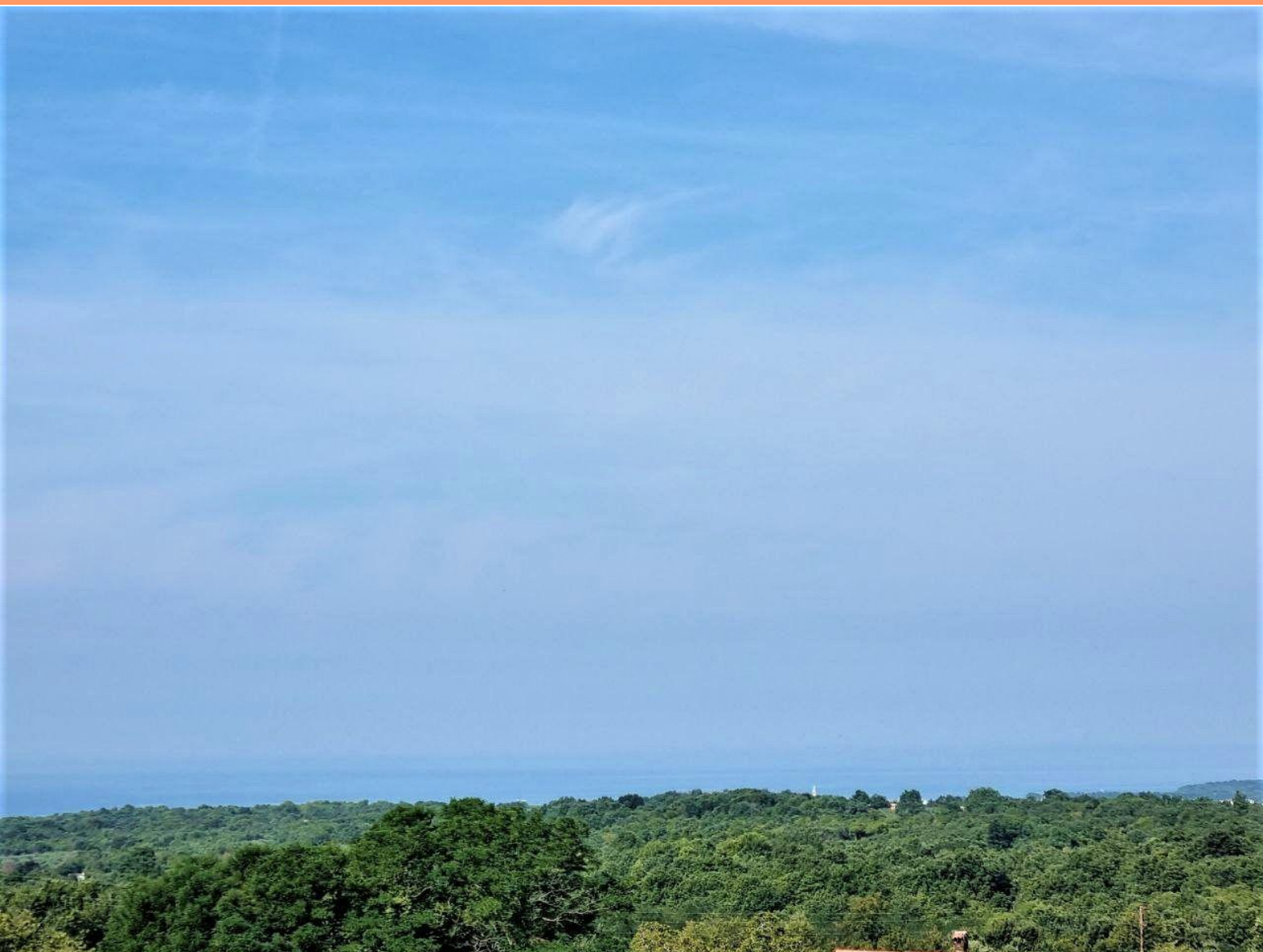


# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-24166
<b>Type</b>	Apartment
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1600 m
<b>Floorspace</b>	63 sqm
<b>No. of bedrooms</b>	2



# Apartment

## Poreč, Istria



**No. of bathrooms**

1

**Price**

€ 250 000



# Apartment

## Poreč, Istria



In a picturesque location near Poreč, just 1,600 meters from the sea, a beautifully designed apartment is available for sale. This charming residential building consists of only four apartments and one office space, spread over three floors, ensuring exclusivity and tranquility.

Apartment 3 is situated on the second floor and spans a total area of 63.38 m<sup>2</sup>. It features a well-thought-out layout, including an entrance hall, a corridor, a guest toilet, a bathroom, a pantry, two bedrooms, and a spacious living area with a kitchen and dining space. The living room and one of the bedrooms offer a lovely sea view, enhancing the apartment's appeal.

For comfort and convenience, the apartment has electric underfloor heating in the bathroom, while all other rooms are equipped with air conditioning units for both heating and cooling. Additionally, a chimney connection is available, allowing for the installation of an alternative heating source or a fireplace to create a cozy ambiance. Every detail of this apartment has been carefully designed with high-quality materials and stylish finishes to provide a warm and inviting home environment.

The apartment is fitted with premium Italian "Marca Corona" ceramics throughout, while the windows feature triple-layer PVC glass with aluminum shutters for enhanced insulation and security. The property is sold fully furnished, with the price including VAT.

All essential amenities such as shops, restaurants, schools, and kindergartens are located nearby, making this apartment an excellent choice for family living, a relaxing Mediterranean getaway, or a valuable investment for rental purposes.

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 m<sup>2</sup>:  
3968 €

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 €

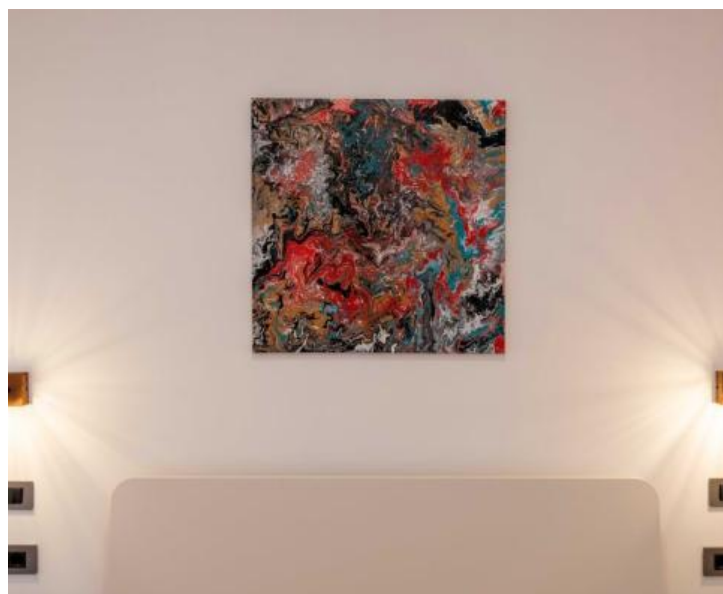
Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

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



# Apartment

Poreč, Istria





# Apartment

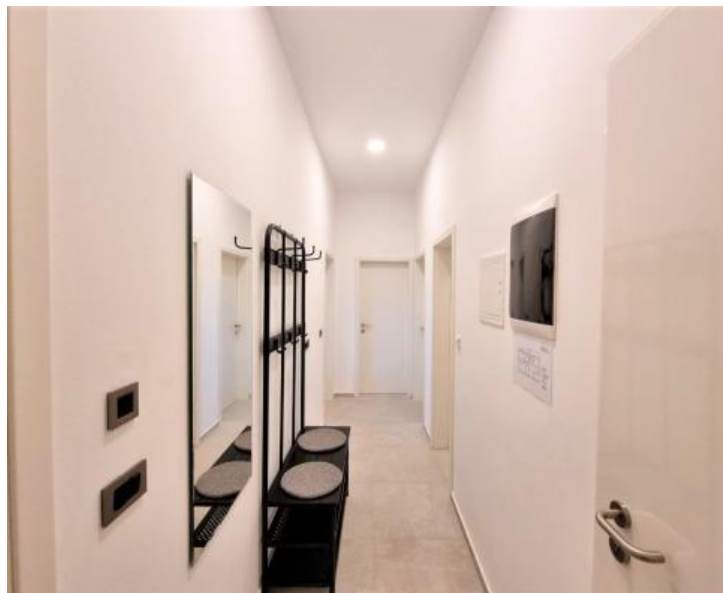
Poreč, Istria





# Apartment

Poreč, Istria





# Apartment

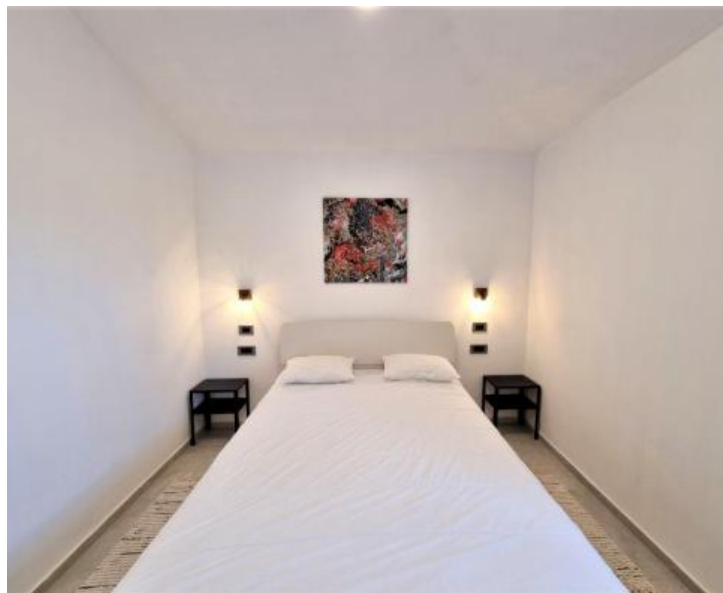
Poreč, Istria





# Apartment

Poreč, Istria





# Apartment

## Poreč, Istria

