

# New development

## Poreč, Istria



<b>Ref</b>	RE-U-13832
<b>Type</b>	New development
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	70 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 400 000

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Luxury new complex in Porec, with sea views!

Great position near the centre of Porec.

Heating of the apartments is provided by underfloor heating Schlutter system and air conditioning Samsung Wind Free.

In the bedrooms, IPF parquet will be installed, and in other rooms, quality ceramics Lea Ceramiche, Catalano sanitary ware.

Completion of construction in the end of 2022.

## Ap.1

Apartment on the first floor with a roof terrace is for sale. The apartment has an area of 70 m<sup>2</sup> and consists of two bedrooms with bathrooms, additional guest toilet, kitchen with dining area and living room with access to a spacious roof terrace of 70 m<sup>2</sup>. The apartment has 2 parking spaces. Price is 400 000 eur.

## Ap.2.

Ground floor apartment of 86.38 m<sup>2</sup> which consists of two bedrooms with bathrooms, additional guest toilet, kitchen with dining area and living room from which you exit to a spacious terrace of 12.84 m<sup>2</sup>. The apartment has a garden of 176.80 m<sup>2</sup> and a parking space. Price is 370 000 eur.

## Ap.3.

Ground floor apartment with a garden of 90.44 m<sup>2</sup> which consists of two bedrooms with bathrooms, additional guest toilet, kitchen with dining area and living room. which leads to a spacious terrace of 17.45 m<sup>2</sup>. The apartment has a garden of 156.22 m<sup>2</sup> and a parking space. Price is 360 000 eur

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>:  
5714 €

Average price/m<sup>2</sup> of this type  
in this region:  
4136 €

Median price/m<sup>2</sup> of this type  
in this region:  
4264 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4266 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3988 €

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