

# Apartment

## Poreč, Istria



<b>Ref</b>	RE-U-14214
<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>	500 m
<b>Floorspace</b>	253 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	Price upon request

Luxurious penthouse with a beautiful view of the city and the sea, 500 meters from Adriatic!

The coast of Porec is 37 km long where there are 21 beaches with the Blue Flag - a symbol of clean sea. The most prominent are Lotosi beach, the city beach and Pješćana uvala, which are characterized by clear sea and a rich offer of entertainment and recreational content. For boat owners, the coast of Poreč provides an inexhaustible source of research while they can anchor their boat in one of the well-equipped Poreč marinas. For those looking for fun, the terraces of the city are filled with various facilities almost every day in summer. You can also visit fishing festivals, exhibitions and festivals of indigenous products. As part of the gastronomic offer, traditional Istrian cuisine is indispensable, accompanied by excellent wines and homemade olive oil. The penthouse will have a total area of 253 sq.m. and will consist of a large living room, kitchen and dining area, 5 bedrooms and 5 bathrooms.

The quality of construction and the availability of content, shopping, cultural, educational and recreational facilities needed for a quality family life are the elements that will adorn the apartments in this boutique urban residence with only 5 apartments.

This apartment is a real penthouse with a beautiful terrace but actually as a house for someone who does not like the garden, have the cost of maintaining it.

Independent underfloor heating with gas is planned, as with the preparation of hot water via a gas boiler. Each room will have room thermostats to regulate the temperature in the room and a built-in wood-burning fireplace. Air conditioning will be installed in each room as well as in the living room. A total of 4 indoor units. Ceramic tiles are provided on the floors in the apartment in the kitchen, bathrooms and hallway. In the living room and bedrooms, oak parquet is planned at a purchase price of 400 kn / m<sup>2</sup>.

The customer can choose the ceramic tiles of their choice. The price of the apartment includes the purchase price of tiles in the amount of 300 kn / m<sup>2</sup>.

Also, the customer has the opportunity to choose the model and color of the room door, the color of the interior walls; the buyer in a way becomes his own architect and gets the apartment really the way he wants it. The building will have a Khone elevator. The staircase will be lined with stone, as will the interior benches.

The front door will be burglar-proof, the parking lot will be paved. An intercom with a video camera will be installed at the door for the pedestrian entrance to the building.

Apartment area: 188.48 m<sup>2</sup>

Garage: 24.20 m<sup>2</sup> x 0.50 (sales coefficient) = 12.10 m<sup>2</sup>

Storage no.6: 8.49 m<sup>2</sup> x 0.50 = 4.20 m<sup>2</sup>

Storage no. 7: 6 m<sup>2</sup> x 0.50 = 3 m<sup>2</sup>

Roof terrace: 182.08 m<sup>2</sup> x 0.25 = 45.52 m<sup>2</sup>

TOTAL: 253.3 m<sup>2</sup>

The price is over 1 mio euro.

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

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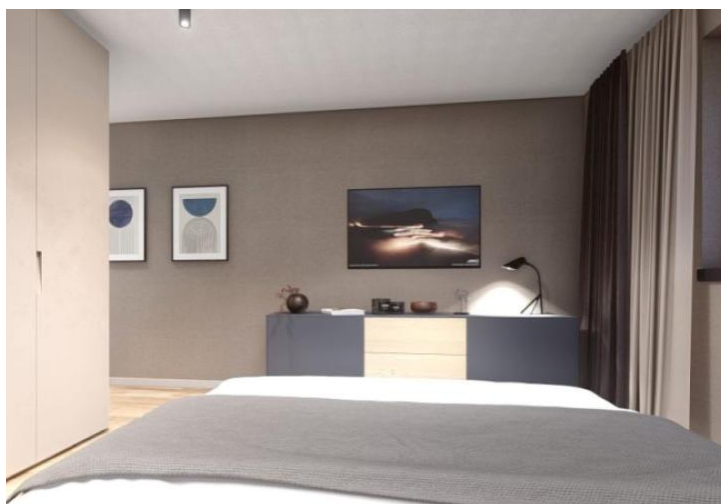
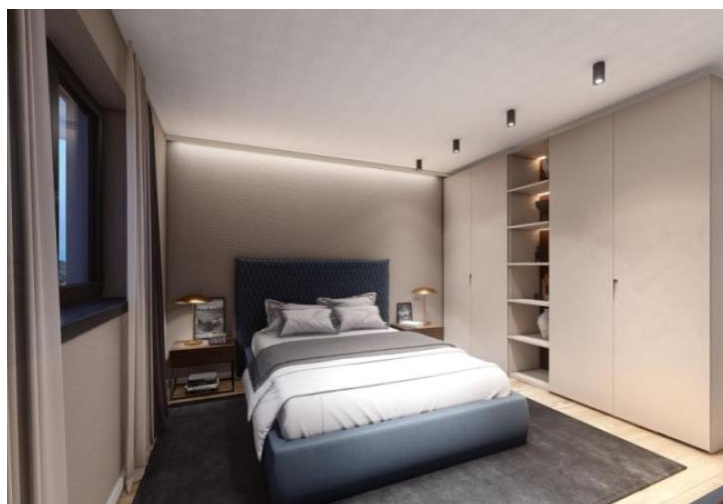
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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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