ID: 2121

LUXURY PENTHOUSE WITH ROOF TERRACE AND SEA VIEW

Poreč

376,000 €
2,629 €/m^2







The County of Istria is famous as one of the most suitable regions for living, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population. The administration in the western part of Istria is home to the city of Poreč, which, due to its extraordinary geographical position and natural and cultural beauty, is today one of the strongest tourist destinations in Croatia. The main economic branch is tourism, with which trade, construction and agriculture are positively correlated.

Not far from the city of Poreč, a luxurious penthouse apartment with a beautiful view of the sea, with a total area of 143 m2, is for sale. The property is located within a gated complex of

luxury holiday homes and two residential buildings accessed via a shared private road where the entrance fence is unlocked via an electronic key. The apartment is located inside a residential building with a total of 4 residential units. The architecture is of a modern design with a spacious living room and large glass walls that provide us with plenty of daylight throughout the day.

Penthouse apartment consists of:
- CORRIDOR
- 2 BEDROOMS
- LIVING ROOM WITH KITCHEN AND DINING ROOM
- 1 BATHROOM
- 1 WC
- TERRACE 15 m2
- ROOF TERRACE 93 m2

High-quality PVC and ALU carpentry in anthracite gray color with three-layer glass is installed. For heating and cooling, heat pumps/air conditioning are used in each bedroom and living room, and for additional heating, underfloor heating is installed throughout the apartment. The roof terrace is accessed by an external staircase, where a sauna and jacuzzi are planned, as well as solar panel installations, as desired by the future buyer.

Featured:

- High-quality new construction
- Proximity to the sea 4 km, distance from Poreč 3.5 km
- The apartment is for sale "Turnkey"
- Planned completion of works at the end of 2024
- The buyer does not pay real estate sales tax

Due to its location, usable area and comfort, proximity to the sea and other accompanying facilities such as shops and restaurants, the said property represents a great potential for future buyers and offers the possibility of a quick return on invested funds or enjoying it for family life.

FOR ALL ADDITIONAL INFORMATION:

Dean Žunić
Licensed Agent
+385 98 174 86 80
dean.zunic@family-nekretnine.hr

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Summary

LOCATION	Poreč	PROPERTY ID	2121
PRICE	376,000 €	TYPE	Flat
FLAT TYPE	Two rooms	AREA	143 m²
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	2
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	2
POOL	-	VIEW AT	Sea
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Air conditioning, Floor heating	JOINERY	Aluminum, Excellent, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	Flat roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Proper Ownership	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Sea View

Infrastructure

- Electricity
- Water
- Phone line

Quadratures

LIVING ROOM WITH KITCHEN AND DINING ROOM	40 m²
BEDROOM	16 m²
BEDROOM	13 m²
BATHROOM	5 m²
TOILET	4 m²
TERACE	12 m²
HALLWAY	6 m²
ROOF TERRACE	93 m²

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