



Code :	01482
Location :	Poreč
Building size :	170 m ²
Garden size :	112 m ²
Distance from center :	800 m
Distance from sea :	600 m
Floor :	Ground floor
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 1
Number of parking lots :	1
Year of construction :	2026
Energy efficiency :	A
Sea View :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Sauna :	Yes
Underfloor heating :	Yes
Wellness :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.400.000 €

EXCLUSIVE AND LUXURY NEW DEVELOPMENT IN POREČ –
TWO-LEVEL APARTMENT WITH WELLNESS, GARDEN, AND SEA VIEW

In one of the most desirable and unique locations in Poreč, in the immediate vicinity of the sea and the town center, an exceptionally rare property is available – a luxury two-level apartment in a new development with a net area of 170.4 m².

The apartment spans the basement and ground floor, offering a top level of comfort, privacy, and functionality.

The basement level, with an area of 85.30 m², features an exclusive wellness zone with a heated indoor swimming pool, sauna, shower, and WC, ideal for year-round relaxation. On the same level, there is also a guest bedroom with a private bathroom, a technical room, and an atrium that provides additional natural light and a sense of openness.

The ground floor, with an area of 85.10 m², is designed as an open-plan living space connecting the kitchen, dining area, and living room with a



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

fireplace and access to a terrace and a large private garden. This level also includes two bedrooms, a bathroom, and a guest WC.

From the ground floor and the garden, there is a sea view, further emphasizing the exclusivity of this property.

The apartment features underfloor heating powered by a heat pump in all rooms, and each room is air-conditioned, ensuring maximum comfort throughout the year.

Each residential unit is allocated 1.5 parking spaces, with additional free parking spaces available, which is a rarity and a significant advantage at this location.

Construction completion is planned for the end of 2027.

Payment is made according to the construction phases:

10% upon signing the preliminary contract

30% when the building is roofed

20% upon completion of electricity and water installations

20% upon completion of plastering, ceramics (parquet), and interior and exterior joinery

10% when the building and surroundings are fully completed

The final 10% upon issuance of the occupancy permit, subdivision, and registration in the land registry

The property price includes VAT, so the buyer does not pay real estate transfer tax. If the property is purchased by a company, VAT can be reclaimed; the VAT rate in Croatia is 25%.

With its exclusive amenities and unique location, this property represents a true rarity on the market in Poreč – a perfect choice for luxury living and holidays in Poreč, a true paradise on earth.