



Code :	01487
Location :	Poreč
Building size :	186 m ²
Garden size :	0 m ²
Distance from center :	600 m
Distance from sea :	600 m
Floor :	1
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	2 / 1
Number of parking lots :	1
Year of construction :	2026
Energy efficiency :	A
Balcony :	Yes
Internet :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.100.000 €

EXCLUSIVE AND LUXURY NEW DEVELOPMENT IN POREČ –
 DUPLEX APARTMENT ON THE FIRST FLOOR WITH ROOFTOP TERRACE,
 SUMMER KITCHEN AND SEA VIEW

In one of the most desirable and unique locations in Poreč, in immediate proximity to the sea and the town centre, an exceptionally rare property is offered – a luxury duplex apartment in a new development with a net area of 186 m².

The apartment extends over the first floor and the rooftop terrace, offering the highest level of comfort, privacy and functionality.

On the first level there is a 74 m² apartment consisting of two bedrooms, a large bathroom, guest toilet, hallway with wardrobe and pantry, a small terrace of 2.7 m², as well as a kitchen, dining area and living room with fireplace, which has access to a 12.4 m² terrace.



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The exclusivity and uniqueness of this property is the spacious 72.4 m² rooftop terrace, featuring a pergola with a summer kitchen and dining table beneath it, a hot tub and a sunbathing area.

All rooms are equipped with underfloor heating via a heat pump, and each room is air-conditioned, ensuring maximum comfort throughout the year.

Each residential unit includes 1.5 parking spaces, with additional free parking spaces available, which is rare and a significant advantage in this location.

Completion of construction is planned for the end of 2027.

Payments are made in phases according to construction progress:

10% upon signing the preliminary contract

30% when the building is roofed

20% after completion of electricity and water installations

20% after plastering, ceramics (parquet) and installation of interior and exterior joinery

10% when the building and surroundings are fully completed

Final 10% upon issuance of the occupancy permit, condominium registration and land registry entry

VAT is included in the purchase price, therefore the buyer does not pay real estate transfer tax. If purchased by a company, VAT (25% in Croatia) can be reclaimed.

With its exclusive features and unique location, this property represents a rarity on the Poreč real estate market.