



**Istria, Poreč, three-room penthouse
 177 m2 - 800 m from the sea**

Croatia, Istria

Price:	€ 625 000
Object type	Apartment
Market	New building
Year built	2023
Bedrooms	4
Number of rooms	4
Area	177 m2
Category	For sale



Istria, Poreč, beautiful penthouse in a new building on the second floor with a total area of 177.31 m2. The area of the closed area of the apartment is 140 m2. It consists of: hallway + dressing room 8.65 m2, two bathrooms, three bedrooms, large dressing room of 15 m2, laundry room 9.63 m2, kitchen + living room 42.75 m2, loggia, one covered terrace of 6 m2 and one uncovered balcony of 2 m2. The property also consists of a large uncovered roof terrace with an area of 142 m2, an elevator that leads all the way from the garage to the apartment and one parking garage space included in the price. The roof terrace with a beautiful view has all the installations for a jacuzzi, a rooftop summer kitchen and a fence on the roof.

The property is sold equipped with floor coverings, sanitary facilities, quality PVC windows, underfloor heating throughout the apartment with two thermostats and two air conditioners.

The buyer is exempt from paying 3% tax on the purchase of real estate, also if the buyer buys from a company, he can deduct VAT.

Excellent orientation and an ideally executed floor plan add to the warmth and sun exposure of the apartment. Great location, only 800 m from the sea.

I am available for more information.

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