



Code :	02099
Location :	Poreč
Building size :	212 m2
Lot size :	818 m2
Distance from city :	2700 m
Distance from sea :	2700 m
Number of floors :	0
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms / WC :	3 / 1
Year of last adaptation :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Heating - Fireplace :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 849.000 €

K287

Exclusive property in a fantastic location - just 2.7 km from the sea and Funtana with beautiful sunsets

Discover this special property that offers a unique combination of Mediterranean and Istrian atmosphere.

The detached house has an unobstructed view of the sea and the surrounding nature - an ideal opportunity for discerning buyers, whether as a permanent home, tourist rental or as a long-term investment.

The property is divided into two separate residential units that can be used independently or together. This flexible layout makes the property particularly attractive for larger families, investors or users who want to combine life and work.

Important information:

- The building is categorized and legalized for tourism, which allows for legal rental.
- The property is currently well rented during the summer, which represents an immediate source of income.

Ground floor:



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The apartment has an open living and dining room with a modern kitchen, a bedroom and a quality bathroom. The interior is stylishly designed with selected designer furniture that perfectly combines functionality and aesthetics.

Main floor:

Here you will find a spacious apartment with a covered terrace and spectacular views of the sea and the surrounding landscape. The interior includes a large dining room with fireplace, a built-in kitchen, a living room, two bedrooms, a modern bathroom and a guest toilet - all stylishly furnished for maximum comfort.

Attic:

The additional living space offers a large and a smaller bedroom, a TV lounge and another elegant bathroom - ideal for guests or family members who value privacy.

Outdoor area:

A fully fenced and lovingly landscaped garden invites you to relax. Highlights include a swimming pool, a sunbathing lawn under olive trees, a relaxation lounge and a spacious laundry room. The peaceful outdoor area is perfect for sun lovers. For your convenience, there is also a spacious covered parking space with space for two vehicles.

Equipment:

The house is fully furnished and equipped, including underfloor heating in the lower units and air conditioning on all floors - so you can enjoy the highest level of living comfort all year round.

This property represents an exceptional opportunity whether you are looking for a new home, an investment or a combination of both. Contact us for more information or a viewing!