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Code :	02141
Location :	Sveti Lovreč
Building size :	2239 m2
Lot size :	9594 m2
Distance from city :	500 m
Distance from sea :	14000 m
Number of floors :	0
Number of rooms :	0
Number of bedrooms :	44
Number of bathrooms / WC :	33 / 0
Year of construction :	2010
Energy efficiency :	Not specified
Parking lot :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Furnished :	Yes
Fireplace :	Yes

Price : 4.532.000 €

K308
INVESTMENT OPPORTUNITY – 9 LUXURY VILLA COMPLEX – POREČ-SVETI LOVREČ

We present a unique investment opportunity in the heart of Istria – a complex of 9 luxuriously equipped villas in the quiet village of Heraki, just a 15-minute drive from Poreč, one of the most famous tourist destinations in Croatia.
Each villa has four spacious bedrooms with en suite bathrooms, a modernly equipped kitchen, a dining area for eight people and an elegant living room with an open fireplace and authentic Croatian oak details. In addition, each property includes a heated private pool, a sunbathing area, a barbecue area, a separate toilet and storage room and two covered parking spaces. The villas were renovated in 2024.

 Established tourist rental with high occupancy rates
 Four stars – categorization and quality confirmed by the market
 Year-round operation thanks to heating systems
 Excellent ROI with the possibility of scaling and further brand development
 Authentic design and high-quality materials – luxury that stands out

The villas are fully operational, with a developed business model and existing clientele, which allows for immediate return on investment without additional investments. Investing in this complex means taking over a stable business with high growth potential, especially considering the increasing demand for luxury accommodation in Istria, one of the most attractive regions on the Adriatic.

The place offers the perfect combination of privacy, peace and proximity to the sea and the city – a location ideal for premium tourism.