



Code :	02222
Location :	Poreč
Building size :	135.33 m ²
Lot size :	306.40 m ²
Distance from city :	5000 m
Distance from sea :	5000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 0
Year of construction :	1994
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Heating - Electricity :	Yes
Depository :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Agency commission :	3 % + PDV

Price : 330.000 €

K335

In an attractive location, just 5 km from Poreč and the sea, this semi-detached house is divided into three separate residential units, which are neatly divided into condominiums and recorded in the ownership documents.

On the ground floor there is the first residential unit with a total area of

60.59 m². The apartment comes with a covered terrace of 21.19 m², a basement of 7.66 m² and a garden of 306.4 m². The layout includes an entrance hall, bathroom, one bedroom and a spacious living area that includes a kitchen and dining room, with the possibility of simple modification/partitioning and obtaining an additional bedroom.

The first floor is accessed by external stairs, where two more residential units are located. Each has an area of

33.54 m² and uses half of the shared terrace of 18.6 m². Both units are arranged as studio apartments with their own bathrooms, and thanks to the height of the ceiling in the attic there is the option of creating a gallery for additional sleeping space.



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The building is prepared for underfloor heating (the first phase has been implemented throughout the house), while the ground floor apartment is equipped with air conditioning. Currently, all units are connected to common electricity and water meters, with the possibility of their division. In the yard there is space for the construction of a swimming pool and additional facilities according to the wishes of the future owner. also parking spaces are located on the land.

A property with potential and multiple living and rental opportunities!