



<b>Code :</b>	02237
<b>Location :</b>	Poreč
<b>Building size :</b>	380 m2
<b>Lot size :</b>	1200 m2
<b>Distance from city :</b>	1800 m
<b>Distance from sea :</b>	900 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	12
<b>Number of bedrooms :</b>	8
<b>Number of bathrooms / WC :</b>	4 / 0
<b>Year of construction :</b>	1990
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Depository :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 1.650.000 €

#### K344

A house in an exceptional location in Poreč represents a rare opportunity on the market - a perfect combination of proximity to the sea, the center and complete privacy.

Located in a quiet and pleasant environment, between the developed tourist zones along the coast and the undeveloped part of the city, this property offers an open view of nature, greenery and spacious fields.

The beautiful beaches of Poreč and all key facilities can be reached in just a few minutes, a pleasant walk.

The house covers a total of 380 m<sup>2</sup> of living space, while the 1,200 m<sup>2</sup> of land offers numerous design options - from building a swimming pool and sunbathing area to additional facilities for relaxation and enjoyment. There are also several parking spaces on the plot, which further increases practicality.

The property is designed as three separate residential units, each on its own floor with access via an external staircase.

Each apartment offers enough space for at least three bedrooms, in addition to the existing layout with three rooms and two bathrooms and spacious terraces with a beautiful view.

The ground floor is in the unfinished phase, while the first and second floors are furnished and ready to move in, but the entire building requires some investment and modernization, which gives the future owner the opportunity to adapt it to their own wishes or investment strategy.



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A great advantage of this property is the size of the land, which allows for subdivision and the potential construction of an additional detached building.

This house represents an excellent investment - whether for tourist rental, long-term rental or as a family home in one of the most desirable locations in Poreč, where peace, nature and proximity to the sea are in perfect balance.