ISTRA PLUS REAL ESTATE
Istarskog razvoda 19, 52440 Poreč
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Code :	02246
Location :	Poreč
Building size :	160.26 m2
Lot size :	0 m2
Distance from city :	5 m
Distance from sea :	300 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	2 / 0
Year of last adaptation :	2024
Energy efficiency :	Not specified
Balcony :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Furnished :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price :	849.000 €

K532

Exclusively offered by the agency!

A unique opportunity in the heart of Poreč – a house with two apartments and terraces in a prime location
In the very center of Poreč, close to beaches, restaurants, shops and all the amenities needed for a comfortable life, there is this house with a total area of

160.26 m².

The property represents an excellent opportunity for investment, tourist rental or solving housing issues, and the fact that it is located in the very center of the city, while at the same time providing peace and privacy, gives special value.

The house consists of two separate apartments arranged on the first and second floors and a ground floor entrance area with additional usage options.
Ground floor
Entrance hall with storage room in which there is a water connection, which allows for the arrangement of a laundry room or additional service area.

First floor – apartment with an area of

69.92 m²

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The apartment consists of:
entrance hall, two bedrooms, kitchen connected to the living room, bathroom, spacious terrace.
A special advantage of this apartment is the terrace facing the quieter side of the house, where, despite the central city location, there is no noise or city bustle. Terraces in the very center of Poreč are extremely rare, which makes this property particularly attractive.

Second floor - apartment of 56.97 m²
The apartment consists of: entrance hall, two bedrooms, living room with dining room, kitchen, storage room (pantry), bathroom, comfortable terrace.
Additional value to the property is given by the attic space that provides additional storage.

The apartments have been renovated, the house has been regularly maintained and is in excellent condition.
Heating and cooling are solved by air conditioning.

This is a truly rare opportunity on the market - a house in the very heart of Poreč that offers all the advantages of city life, while at the same time ensuring peace, privacy and high quality of living.
The apartments are divided into floors, each for itself and are thus registered in the land register.
A property ideal for family life, tourist rental or long-term investment in one of the most sought-after locations in Poreč.