



Code :	00277
Location :	Poreč
Building area :	486 m2
Land area :	664 m2
Distance from the center :	8000 m
Distance from the sea :	11000 m
Orientation :	West
Number of floors :	3
Number of bedrooms :	8
Number of rooms :	10
Number of bathrooms :	6
Storage room :	Yes
Number of parking spaces :	3
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	850.000 €
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For sale is a spacious house with a pool located near Poreč, approximately 11 km from the sea and 8 km from the city center. The property is situated in a quiet neighborhood that offers all the necessary amenities for everyday life or tourist rental, including shops, dining establishments, and other useful services.

The total living area is 486 m², distributed across four separate residential units, making this property suitable for a large family, multiple generations, or as an investment for tourist rentals.

On the ground floor, there is an apartment covering 150 m², consisting of three bedrooms, two bathrooms, a kitchen with a dining area, and an open-concept living room, as well as an additional storage room.

The first floor houses two residential units. The first consists of one bedroom, a bathroom, a living room with a kitchen, and a laundry room. The second unit features two bedrooms, a bathroom, a kitchen, and a living room, along with an 18 m² balcony.



CONCEPT REAL ESTATE
Lošinjaska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

On the second floor, there is a fourth apartment of 130 m², which includes two bedrooms, a bathroom, an additional toilet, a spacious kitchen, a living room, and a balcony with an open view.

The yard is paved and easy to maintain. It features a 24 m² pool with a Roman entry, a covered summer kitchen, and a socializing area, as well as three covered parking spaces. The property is equipped with video surveillance, and each residential unit has its own safe.

The house is for sale and represents a quality solution for living or investment, combining a peaceful location, functional layout, and numerous additional amenities.

For more information and to arrange a viewing, please feel free to contact us.