



Code :	00620
Location :	Poreč
Building area :	740 m2
Land area :	900 m2
Distance from the center :	5000 m
Distance from the sea :	5000 m
Orientation :	South
Number of floors :	4
Number of bedrooms :	10
Number of rooms :	14
Number of bathrooms :	5
Storage room :	Yes
Parking :	Yes
Terrace :	Yes
Balcony :	Yes
Central heating (oil) :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Condition :	For renovation
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price	770.000 €
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For sale is a property with a total area of 740 m², situated on a plot of 900 m², in the immediate vicinity of Poreč. The property is offered at a price of €770,000, with the possibility of partial compensation by agreement.

The property consists of a basement, ground floor, first floor and second floor. The basement contains two apartments, while the first and second floors feature family apartments. The ground floor was formerly arranged and used as a restaurant, offering the possibility of restoring its hospitality use or adapting the space for another business purpose.

Due to its size, layout and proximity to Poreč, the property represents an interesting investment opportunity with potential for the development of various concepts, particularly in tourism and hospitality. The existing spaces can be adapted to suit the future owner's needs, whether for tourist accommodation, hospitality, a combination of residential and commercial purposes, or another investment concept.



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The legalization process is currently underway, and all costs related to the legalization will be borne entirely by the seller. The seller also intends to undertake, at their own expense, the connection of the property to the public sewage system.

With its location, size and existing layout, the property offers numerous possibilities for development and adaptation to different investment projects, particularly in tourism and hospitality, making it a very interesting investment opportunity in the vicinity of Poreč.