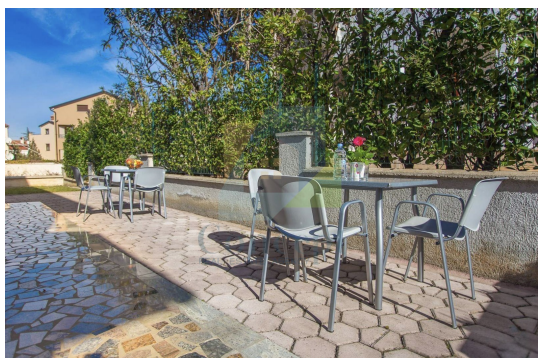




Code :	00154
Location :	Poreč
Building area :	400 m ²
Land area :	609 m ²
Distance from the center :	2500 m
Distance from the sea :	750 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	7
Number of rooms :	15
Number of bathrooms :	7
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	6
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	1980
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **1.200.000 €**

Just 750 meters from the beach and 2,500 meters from the center of Poreč, a spacious apartment house is for sale, situated on a plot of land measuring 609 m². The house spans three levels – basement, ground floor, and first floor – with a total net area of approximately 400 m².

The ground floor features four apartments, each with one bedroom, a bathroom, and a living area that includes a kitchen, dining room, and living room, as well as one studio apartment. Each unit has an area of about 30 m² and is operational for residence or rental.

On the first floor, there is a spacious apartment of approximately 100 m² consisting of a large living area with a kitchen, dining room, and living room with a fireplace, two spacious bedrooms, and a bathroom. The apartment opens onto a large terrace, further enriching the living space.

The basement includes a boiler room and a tavern with a fireplace, which is currently furnished and used as a studio



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apartment. Additionally, there is another larger room in the basement that needs further arrangement, where it is possible to create another apartment.

The house is equipped with air conditioning and a central heating system with radiators, ensuring a comfortable stay throughout the year.

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