



Code :	00384
Location :	Poreč
Building area :	370 m ²
Land area :	545 m ²
Distance from the center :	500 m
Distance from the sea :	800 m
Orientation :	South
Number of floors :	3
Number of bedrooms :	6
Number of rooms :	9
Number of bathrooms :	4
Storage room :	Yes
Parking :	Yes
Air conditioning :	Yes
Year of construction :	2005
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	870.000 €
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For sale is a detached apartment house located 800 meters from the sea, on a plot of land measuring 545 m². The total living area is 370 m², distributed over three floors.

The ground floor features a spacious three-bedroom apartment of 130 m², which consists of a kitchen, dining room, living room, three bedrooms, two bathrooms, and a storage area under the staircase.

On the first floor, there are two apartments categorized for rental:

- The first apartment has two bedrooms with a bathroom, a kitchen, a living room, and a terrace, with a total area of 55 m².
- The second apartment has one bedroom with a bathroom, a kitchen, a living room, and a terrace, with a total area of 50 m².

All apartments are air-conditioned, fully furnished, and equipped, with large spacious terraces. The house has the first phase of central heating installed.

The attic is unfinished, with plumbing, electrical, and sewage installations already in place. The total area of the attic is 121 m², of which about 60 m² has a height of 160 to 180 cm.



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The house has an energy certificate rated C. It is sold with complete furniture and equipment.

Year of construction: 2005.

Year of legalization: 2010.

In addition to the connection to the city water supply, the house also has its own underground water source.

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