



<b>Code :</b>	00603
<b>Location :</b>	Poreč
<b>Building area :</b>	193 m <sup>2</sup>
<b>Land area :</b>	570 m <sup>2</sup>
<b>Distance from the center :</b>	7000 m
<b>Distance from the sea :</b>	7000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	8
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **620.000 €**

For sale is a spacious house with a pool located in a quiet area near Poreč, just 7 kilometers from the center and tourist attractions.

The property has a total area of 193 m<sup>2</sup> and is situated on a fenced plot of 570 m<sup>2</sup>. It is designed as multiple separate residential units, providing exceptional functionality and a wide range of usage possibilities. The main house features three apartments distributed across the floors, each approximately 73-75 m<sup>2</sup> in size, while there is an additional separate living unit of 45 m<sup>2</sup> next to the pool.

Two of the apartments have their own separate entrances and outdoor access, allowing for the accommodation of multiple families with complete privacy. All apartments in the main house consist of two bedrooms, a living room, a bathroom, and a terrace overlooking the pool and yard, offering a pleasant space for relaxation and socializing.

Next to the pool, there is also a smaller, standalone apartment that includes a living area with a kitchen, one bedroom, and a



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bathroom, ideal for guests or tourist rental.

The yard is landscaped and fenced, providing privacy and ample space for relaxation by the pool. Air conditioning units are used for heating and cooling, and each apartment also has its own chimney, allowing for additional heating options.

Thanks to its spatial organization, location, and proximity to the sea, this property represents an excellent opportunity for both family living and investment in tourist rental.

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