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

|              |                  |
|--------------|------------------|
| <b>Price</b> | <b>770.000 €</b> |
|--------------|------------------|

For sale is a property with a total area of 740 m<sup>2</sup>, situated on a plot of 900 m<sup>2</sup>, 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.