

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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| | |
|-----------------------------------|--------|
| Code : | 00123 |
| Location : | Vrsar |
| Building area : | 600 m2 |
| Land area : | 700 m2 |
| Number of bedrooms : | 8 |
| Number of bathrooms : | 8 |
| Distance from the center : | 100 m |
| Distance from the sea : | 500 m |

Price : 1.150.000 €

BUILDING

| | |
|---------------------------|----------------|
| Number of rooms : | 15 |
| Number of floors : | 2 |
| Energy class : | in preparation |

AMENITIES

| | |
|-----------------------------------|-----|
| Terrace : | Yes |
| Balcony : | Yes |
| Number of parking spaces : | 4 |

HEATING & COOLING

| | |
|---------------------------|-----|
| Air conditioning : | Yes |
|---------------------------|-----|

INFRASTRUCTURE

| | |
|----------------------|-----|
| Electricity : | Yes |
|----------------------|-----|

DOCUMENTATION

| | |
|--------------------------------|-----|
| Ownership certificate : | Yes |
| Building permit : | Yes |
| Occupancy permit : | Yes |

A house for residential and commercial purposes is for sale, only 500m from the sea and beaches.

The house has 600m2 of living space and is located on a 700m2 plot of land.

The house extends over 3 floors, the ground floor, and the first and second floors.

On the ground floor there is a restaurant consisting of a hall, kitchen, 2 bathrooms for guests and 1 bathroom for staff.

The residential part of the house consists of 8 furnished rooms, 4 kitchens, 4 bathrooms, corridors, 2 balconies and a large terrace.

In the basement of the building there is also a garage, which until now was used as a warehouse for the restaurant.

The house has oil-fired central heating and air conditioning.

This property has ideal potential due to its position, it is located near the beach and campsites.

The residential part is currently rented out for tourist purposes.



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Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.