EURO PARTNER
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Code :	00022
Location :	Poreč
Building area :	318.31 m2
Land area :	1204 m2
Number of bedrooms :	7
Number of bathrooms :	7
Distance from the center :	5 km
Distance from the sea :	5 km

Price : 625.000 €

BUILDING

Number of rooms :	11
Number of floors :	1
Energy class :	in preparation
Year of construction :	1986
Condition :	Renovated

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

A spacious apartment house with a swimming pool is for sale in a quiet and pleasant village, only 5 km from the center of Poreč. Nearby there are shops, cafes, restaurants and all the amenities needed for a pleasant stay or tourist rental.

The house covers 318 m2 of living space and is located on a spacious plot of 1,240 m2, which provides privacy, comfort and numerous additional design options.

The property consists of two separate residential parts:

1. Separate two-story apartment (in the back of the house):

- Ground floor: living room, kitchen and dining room, bedroom and

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bathroom

- First floor: additional bedroom and hallway

This part is ideal for guests or tourist rental.

2. Main part of the house (three floors):

- High ground floor: separate apartment with a spacious bedroom, bathroom, living room and dining room and a terrace located directly next to the pool.

- First floor: three bedrooms, hallway and bathroom. This part is successfully rented and has two separate entrances - an external entrance with stairs and an internal passage that can be closed during the rental if necessary.
- Basement: garage, storage room, technical room for the pool, large storage room and additional spacious undeveloped space with the potential to be converted into another apartment or wellness area.

In the landscaped courtyard there is a 36 m2 swimming pool, ideal for relaxation and enjoyment during the summer months.

Three covered parking spaces in the courtyard and an additional garage space in the basement are provided.

The house is fully equipped with air conditioning and central heating, which allows for a comfortable stay throughout the year.

Thanks to the functional layout, separate units and attractive location, this property represents an excellent opportunity for family life, but also as an investment in tourist rental.