

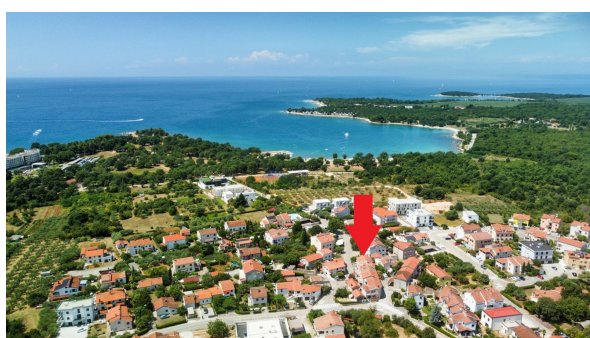
EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



Code :	00316
Location :	Poreč
Building area :	94 m2
Land area :	42 m2
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Distance from the center :	1.5 km
Distance from the sea :	200 m
Orientation :	South-West

Price : 386.000 €

BUILDING

Number of rooms :	4
Number of floors :	2
Energy class :	in preparation

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

ISTRIA - POREČ - Mali Maj

Completely renovated stone house in a row with a sea view - only 200 m from the beach

For sale in our offer is a completely renovated stone terraced house located in a prime location in Poreč - only 200 meters from the well-maintained beach and promenade. An ideal position for those who want to be close to the sea, yet in a quiet and orderly neighborhood, with easy access to all amenities: shops, restaurants, schools and the city center.

The house consists of two separate residential units:

APARTMENT A – ground floor

Area: 40.38 m2

Closed terrace: approx. 12 m2

Enclosed yard: approx. 4.5 m2

Entrance from the street

Arrangement of rooms:

Although we have mentioned that the entrance to this separate apartment is from the street, this information does not interfere with

enjoying the privacy inside the apartment because you enter the fenced part of the yard and through the closed terrace, while inside the apartment you will find a space in which there is a kitchen with a living room, a small hallway leading to the bathroom and one bedroom.

This separate residential space offers the future owner multiple options for use, such as residential, tourist rental or as office space. Any of the above options is a possible source of income for the owner.

APARTMENT B - first floor + attic

This part of the house offers an entrance from the back side of the street and is very well designed as a living space with a yard and a sauna, while a beautiful view of the sea is offered from two comfortable terraces.

In this part of the house, you enter the area of the first floor, where there is a living room with a fireplace, a kitchen, a guest toilet with a laundry room and an exit to the outdoor terrace with a beautiful view of the sea. An internal staircase leads to the attic part of the house, where there is one comfortable bedroom, a bathroom with a hydromassage bathtub, and an essential part of this beautiful story, which is an outdoor terrace with a panoramic view of the sea, which offers absolute privacy compared to the neighboring houses.

Area: 53.66 m²

Terrace: 10.25 m² with open sea view

Private parking space (14 m²) + additional space on public area

Fenced garden: 28 m²

Sauna: 2.70 m²

On the first floor: kitchen, living room with fireplace and access to an outdoor terrace with sea view, and a toilet with laundry room.

Mali Maj is a quiet and attractive village located just 3 km from the center of Poreč and within easy reach of the beautiful beaches of western Istria. Ideal for family life or tourism, it offers the perfect combination of proximity to the sea, well-maintained promenades, and urban amenities, while maintaining the relaxed atmosphere of a Mediterranean village. In the immediate vicinity are well-maintained beaches, restaurants, bike paths, and all the amenities needed for a pleasant stay. Due to its excellent location and increasing demand, Mali Maj is an increasingly common choice for buyers looking for a safe investment in Istria.

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.