EURO PARTNER
Mate Vlašića 20, 52440 Poreč
e-mail: office@europartner.hr
web: europartner.hr
info: +385 98 923 6402









Code :	00324
Location :	Funtana
Building area :	370 m2
Land area :	545 m2
Number of bedrooms :	7
Number of bathrooms :	7
Distance from the center :	300 m
Distance from the sea :	700 m

Price : 870.000 €

BUILDING

Number of rooms :	8
Number of floors :	2
Energy class :	in preparation
Year of construction :	2005
Year of renovation :	2010

AMENITIES

Number of parking spaces :	5

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

ATTRACTIVE PROPERTY IN FUNTANA – 4 RESIDENTIAL UNITS, 700 M FROM THE SEA

We present you an exceptional investment opportunity – a spacious house with four residential units, total area of 370 m2, located on a landscaped plot of 545 m2 in the heart of Funtana, only 700 meters from the sea and well-maintained beaches.

This property combines the comfort of living with proven tourist potential, making it an ideal choice for anyone looking for a safe and long-term investment, a family home with the possibility of additional income, or an entrepreneurial step in tourism.

LOCATION – FUNTANA, ISTRIA

Situated in one of the most desirable Istrian municipalities, this house enjoys all the advantages of living by the sea, in a quiet, yet touristically active place. Funtana is known for its beautiful pebble and stone beaches, a long promenade along the coast, numerous restaurants, taverns and wineries, cycling and hiking trails, and proximity to tourist centers such as Poreč and Vrsar.

In the immediate vicinity there are shops, schools, a marina, campsites and all the facilities needed for everyday life and a tourist stay.

PROPERTY DESCRIPTION

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The house consists of three floors, with a total of four residential units:

Ground floor (130 m2)
A spacious apartment ideal for a family or long-term rental: hallway and storage room, living room with kitchen and dining room, 3 bedrooms, 2 bathrooms, terrace with access to the yard.

First floor – two established tourist units:
Apartment 1 (55 m2): living room with kitchen and dining room, 2 bedrooms, bathroom, covered terrace
Apartment 2 (50 m2): living room with kitchen, 1 bedroom, bathroom, terrace
Both apartments are modernly equipped, air-conditioned and are currently successfully rented out to tourists, with high ratings and regular guests.

Attic (60 m2)
A residential unit in an unfinished phase (roh-bau), with water and electricity installations. Possibility of arranging a third apartment, wellness area, private apartment or additional rooms for rent.

GARDEN AND EQUIPMENT - plot of 545 m2, fully fenced and landscaped
- own water well - excellent for irrigation and potential swimming pool
- possibility of building a swimming pool or additional facilities
- air conditioning in all units
- first phase of central heating implemented throughout the house
- parking spaces within the yard

INVESTMENT POTENTIAL
This property offers: immediately ready tourist units with established business, large family apartment for own living or long-term rental, possibility of additional income after arranging the attic, potential for increasing value through the construction of a swimming pool, attractive location near the sea, without the need for a car.

By investing in this property, the buyer gets multiple sources of income, a secure asset in a growing tourist area and flexibility in use - for personal, business or combined purposes.

CONTACT
For more information, floor plan, financial analysis of rental income or to organize a tour:
Mara Miloš +385989236402 mail: office@europatner.hr
We are available for all your questions and to arrange a tour.