

EURO PARTNER

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| | |
|------------------------------|--------|
| Code : | 00376 |
| Location : | Poreč |
| Building area : | 406 m2 |
| Land area : | 90 m2 |
| Number of bedrooms : | 4 |
| Number of bathrooms : | 4 |
| Orientation : | West |

Price : 2.000.000 €

BUILDING

| | |
|-------------------------------|----------------|
| Number of rooms : | 5 |
| Number of floors : | 4 |
| Energy class : | in preparation |
| Year of construction : | 1900 |

AREAS & SPACES

| | |
|---------------------------|-------|
| Vanjska površina : | 90 m2 |
|---------------------------|-------|

AMENITIES

| | |
|-----------------------------------|-----|
| Sea view : | Yes |
| Number of parking spaces : | 3 |

INFRASTRUCTURE

| | |
|----------------------|-----|
| Electricity : | Yes |
| Water : | Yes |
| Sewerage : | Yes |

DOCUMENTATION

| | |
|--------------------------------|-----|
| Ownership certificate : | Yes |
|--------------------------------|-----|

In a unique location, first row to the sea, a house with a total living area of 406 m2 is for sale, distributed over four floors. The property represents an outstanding investment opportunity for a luxury private villa or an exclusive tourist facility, and one of the rarest and most exclusive types of real estate currently on the market!

The house recently had a new roof and insulation installed, and an additional value of the property is a completed renovation project on a 'turnkey' basis, with the consent of the conservation office obtained.

The project envisages a modern and functional layout:

Basement: wellness area with sauna, indoor pool, wine cellar, and lounge area, along with a technical room

Ground floor: spacious living room, open-concept kitchen and dining area, bathroom, and technical room

First floor and attic: each floor is planned to have two bedrooms with en-suite bathrooms, while the master bedrooms in the attic also include walk-in closets

The property offers a perfect blend of authentic Mediterranean location



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and modern luxury, with an unobstructed sea view and just a step away from the sea!

There is a possibility for the sellers to take over the management of the complete renovation, allowing the future owner to realize the project worry-free until the final phase.