

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
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AMENITIES

Sea view :	Yes
Number of parking spaces :	3

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
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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.

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.