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











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.