

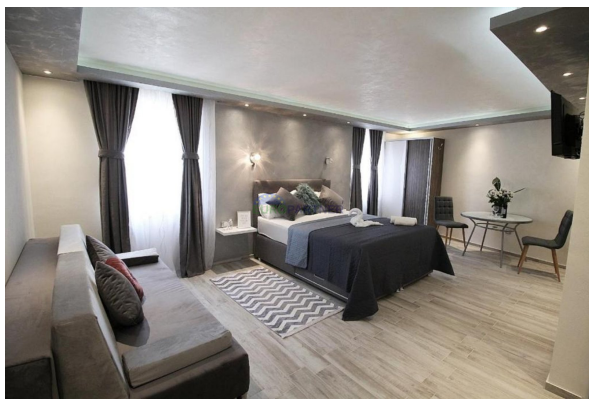
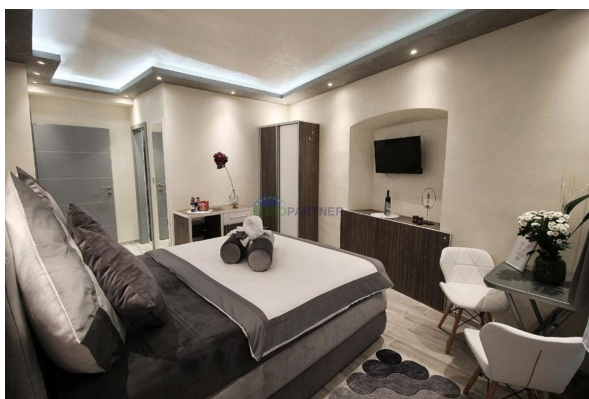
**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00079
<b>Location :</b>	Poreč
<b>Building area :</b>	260 m <sup>2</sup>
<b>Number of bedrooms :</b>	7
<b>Number of bathrooms :</b>	7
<b>Distance from the center :</b>	1 m
<b>Distance from the sea :</b>	50 m

**Price : 840.000 €**

**BUILDING**

<b>Number of rooms :</b>	8
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of renovation :</b>	2022
<b>Condition :</b>	Renovated

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
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**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes

A beautifully decorated house in the very center of Poreč is for sale. The house consists of 3 storied apartments, and the apartments are arranged on the first floor, second floor and high attic.

There is a reception on the ground floor.

From the above 3 apartments, 7 rooms were made for rent: 3 rooms for two people, 3 rooms for four people and 1 room for 3 people.

All rooms are modernly decorated in beautiful gray tones in combination with wooden and white furniture, and ambient lighting.

The property has a long-established tourist business, and its exceptional and rare location repeatedly attracts new and old clientele.

Each room has an air conditioner that can be used for both heating and cooling.

This property is an ideal opportunity for all those interested in tourism, given that facilities like these are the earliest booked and the longest throughout the year.

-documentation in order without burden



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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.