



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01282
Location :	Poreč
Building size :	600 m2
Lot size :	700 m2
Distance from center :	100 m
Distance from sea :	500 m
Number of floors :	2
Number of rooms :	15
Number of bedrooms :	8
Number of bathrooms :	4
Number of toilets :	3
Parking :	Yes
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 1.150.000 €

Istria, Funtana

In a small fishing village, only a few kilometers from the town of Poreč and 500m from the first beaches, this beautiful commercial-residential property is located.

The house is located on a beautiful plot of land of approx. 700 m2, and the surface of the house itself is 650 m2.

The building itself consists of a residential part with 8 fully equipped rooms and 4 kitchens, 4 bathrooms and a spacious living room with access to the balcony. We also have a basement that can be converted into a space according to the wishes of the new owner.

There is also a restaurant on the ground floor. It consists of a kitchen, a hall, plus 2 bathrooms for guests and one for staff. Also, as in the residential part, there is a garage and a basement that could serve as a restaurant warehouse.

The house is heated by oil-fired central heating and air conditioners, which are also used for cooling.

It should be mentioned that the garden is large enough and has a regular shape, and it is possible to build summer kitchens or terraces, etc. on it.

With some additional investments and modifications, due to its specificity, this property would be a great investment in tourism and hospitality, either



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through renting rooms or apartments, or through a restaurant.