



PARENTIUM PREMIUM  
*Real Estate*

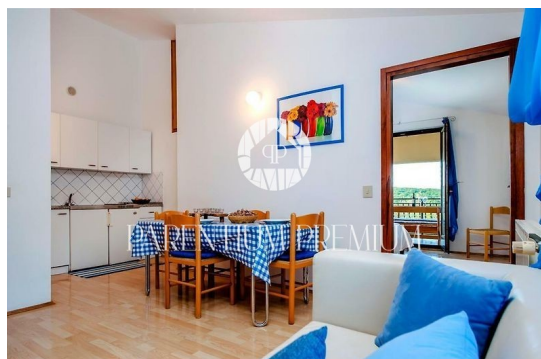
## PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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<b>Code :</b>	01534
<b>Location :</b>	Poreč
<b>Building size :</b>	400 m <sup>2</sup>
<b>Lot size :</b>	2150 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	2500 m
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	7
<b>Number of bathrooms :</b>	5
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	1999
<b>Energy efficiency :</b>	Not specified

Price : 950.000 €

This investment opportunity is offered on the market - an apartment house in the immediate vicinity of Poreč. This property is extremely diverse and offers 5 decorated apartments, four of which are already successfully rented out to tourists. This means that there is a ready and stable income from tourist rental.

First apartment: Apartment with 2 spacious bedrooms, airy living room, fully equipped kitchen and dining room and modern bathroom. The large bedroom leads to a charming terrace with a mesmerizing view of the surrounding greenery.

Second apartment: This apartment offers a comfortable living room with access to a private terrace, a functional kitchen, a dining room, a spacious bedroom and an elegant bathroom.

Third apartment: Located on the first floor, this studio apartment has a bathroom and a private terrace with an impressive view of nature and the sea.

Fourth apartment: It is a two-story apartment with a large living room, kitchen and two terraces. One of these terraces offers a spectacular view of the sea and the surrounding nature. On the upper floor there are two spacious bedrooms, one of which has a wardrobe, and an additional bathroom.

Fifth apartment: This studio apartment has a terrace with a view of the sea and the surrounding area, a fully equipped kitchen and a bathroom.

The outdoor area delights with a paved garden around the pool, covered parking, a small summer kitchen and a spacious area for socializing. This



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property is ideal for investment in tourism due to the already established business and plenty of space for relaxation. Do not miss this opportunity for a profitable investment in the tourism sector.