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Code :	01026
Location :	Poreč
Building size :	867 m2
Lot size :	2339 m2
Distance from center :	4000 m
Distance from sea :	3000 m
Number of floors :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Additional building potential :	Yes
Year of construction :	2004
Energy efficiency :	Not specified

Price :	930.000 €

Istria, Porec

A large property for sale, not far from the center of Poreč and the first beaches, located on a plot of land of 2339m2 with a combined residential and commercial building with a floor plan area of

867m2.

This unfinished building, conceived by the owner, was supposed to offer a gastronomic corner with a restaurant and a cafe bar on the approach side, and then a residential part with an interesting concept similar to medieval castles with a view towards the sea.

The handful of potential that this object offers can be completed in various ways, even purchased separately in parts by agreement with the seller.

The floor plan area of

the building of 867m2 offers the possibility of building a floor and repurposing the project in order to realize its full potential and get an imposing building of slightly less than 2000m2 with a much higher value than the investment.

Additional terraces and a viewpoint in the project provide a phenomenal view of the city and the sea, and with the right idea and vision, they can become an interesting residential building with apartments or several connected houses in a row.

The interior of the imagined restaurant was far ahead of its time and a lot of effort was put into it, but unfortunately the project did not come to life in

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that time.

A handful of interesting ideas and visions that are not everyday opens up many possibilities for the future investor, which would surely make this project the flagship of this peaceful settlement.