



PARENTIUM PREMIUM
Real Estate

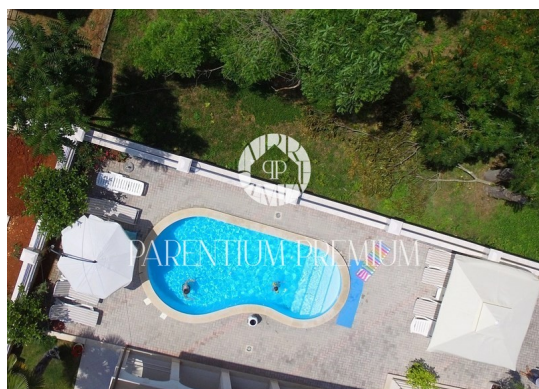
PARENTIUM PREMIUM REAL ESTATE

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Code :	01422
Location :	Poreč
Building size :	687 m2
Lot size :	1126 m2
Distance from center :	400 m
Distance from sea :	500 m
Number of rooms :	29
Number of bedrooms :	10
Number of bathrooms :	11
Swimming pool :	Yes
Parking :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 1.650.000 €

This charming and in every way different house is located in a small picturesque fishing village near Poreč, with wonderful beaches, clean sea and the most beautiful Istrian landscape. The coast in this area is the most indented, full of headlands, coves, islets and rocks.

It is a residential apartment building with a tourist purpose.

The beauty of the exterior is especially emphasized, with the carefully selected Pazin stone that decorates it, the impeccably arranged environment and the emphasis on the external stairs, which are the main asset of the house, as you can see in the photos.

The house offers 10 apartments from the ground floor to the 3rd floor, while in the basement there is a tavern with a fireplace.

All apartments have their own balconies and terraces. On the ground floor there are 4 apartments, each with its own external entrance:

- 2 app. 60m2 (1 bedroom + living room, bathroom, kitchen and dining room)
- studio apartment 30m2 (bathroom, living room, kitchen, dining room)
- 1 app. 70m2 (2 bedrooms, bathroom, kitchen, dining room)

A beautiful external staircase leads to the first floor where there are:

- 2 app. 60m2 (1 bedroom + living room, bathroom, kitchen, dining room, terrace)
- 1 app. 83m2 (2 bedrooms, 2 bathrooms, kitchen, dining room, terrace)

On the second floor, there are 3 studio apartments with a total size of 99.95m2 with their own terraces.

Heating and cooling is provided by air conditioners in each apartment, a solar hot water heating system with an 800L tank.

There is a spacious swimming pool with a sunbathing area in the garden and a parking lot with 10 parking spaces on the other side of the house.

The house has a well-established rental business for many years and regular guests who are always happy to return, and due to its location and offer, it is fully booked during the tourist season.