



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	01449
Location :	Poreč
Building size :	360 m2
Lot size :	796 m2
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	1
Number of rooms :	13
Number of bedrooms :	8
Number of bathrooms :	6
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2021
Energy efficiency :	Not specified

Price : 750.000 €

Istria, Porec

Not far from the town of Poreč and beautiful beaches, this renovated house with a total area of

360m2 with a lot of potential is located on a spacious plot of 796m2.

The house is divided into 3 floors.

On the ground floor and on the 2nd floor, there are 4 furnished apartments with a living room, a bedroom, a bathroom and adjoining terraces, which have been successfully rented out to tourists for years.

On the 1st floor, there is a central apartment with a living room and dining room connected to a covered terrace. This apartment also has 3 bedrooms, a bathroom, a storage room and a separate toilet.

In the basement there is another room that serves as a storage room/boiler room with a furnished bedroom and bathroom that can be converted into a functional apartment.

The whole house has oil-fired central heating with air conditioning in all apartments.

Solar panels are installed for hot water heating throughout the year.

In the yard of the house there is a covered summer kitchen with a fireplace and a grill.



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The rest of the yard is suitable for building a large communal pool.

Paved parking for several cars is located in the driveway of the house.

The excellent location and potential that this house provides can be a profitable business investment or accommodation for a larger family with several separate apartments.