



PARENTIUM PREMIUM
Real Estate

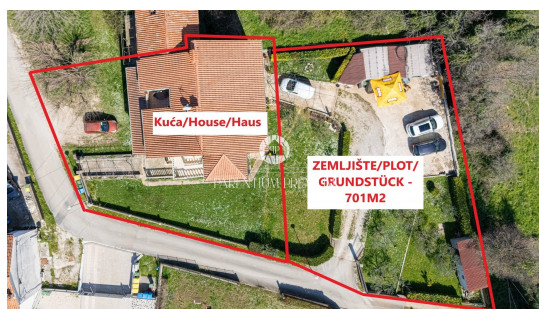
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02312
Location :	Poreč
Building size :	477 m ²
Lot size :	1213 m ²
Distance from center :	1000 m
Distance from sea :	700 m
Number of floors :	3
Number of rooms :	12
Number of bedrooms :	9
Number of bathrooms :	4
Number of toilets :	2
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	1986
Energy efficiency :	Not specified

Price : 1.660.000 €

Istria, Poreč

A house with great potential and additional building land is for sale, located in an attractive area just 700 meters from the sea. The house extends over three floors with a total gross area of 477.07 m², i.e. 377.20 m² net, and is situated on a plot of 512 m². Next to the house there is an additional building plot of 701 m², where according to the project it is possible to construct a residential building with 7 apartments, which gives this property exceptional investment potential.

The ground floor, with a net area of 132.96 m², consists of an entrance hall, three bedrooms each with its own bathroom, a kitchen with living room, and a covered terrace. The space is not finished, allowing the future owner to design or repurpose it according to their wishes. The first floor, with a net area of 124.04 m², includes an entrance hall, three bedrooms, a bathroom, a guest toilet, a kitchen with dining area, a living room, and a covered terrace. The second floor, with a net area of 120.20 m², follows a similar layout and consists of three bedrooms, a bathroom, a toilet, a kitchen with dining area, a living space, and a terrace.

Thanks to its layout and size, the house offers the possibility of conversion into three luxurious and spacious apartments, as well as into multiple smaller units according to the preferences and concept of the future owner, making it highly suitable for tourist rental and ensuring an excellent return on investment. Additional value is provided by the building land next to the house, which allows the development of a new project with seven residential units.

A special advantage is the location – in addition to the proximity to the sea



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and well-maintained beaches, numerous sports and tourist facilities, restaurants, shops, and all essential amenities for comfortable living or year-round residence are located nearby. This combination of a peaceful environment and proximity to all amenities makes this property extremely attractive both for rental purposes and long-term investment.

There is an option to purchase the house exclusively as a separate unit (three residential units) at a price of €1,349,000.00.

This property represents a perfect opportunity for investors who want to combine an existing property with the development of a new project in one location, with a secure perspective of value growth.