PARENTIUM PREMIUM REAL ESTATE
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Code :	02426
Location :	Poreč
Building size :	417 m2
Lot size :	1100 m2
Distance from center :	3000 m
Distance from sea :	8000 m
Number of floors :	1
Number of rooms :	7
Number of bedrooms :	6
Number of bathrooms :	5
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Additional building potential :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	2011
Energy efficiency :	Not specified

Price :	670.000 €

Istria, Poreč area – house with four residential units, pool, and solar system

In a quiet settlement near Poreč, just 8 km from the sea, a spacious house with a total net area of 417 m² is for sale. The property consists of four residential units and a pool, and due to its functional layout, it represents an excellent opportunity for tourist rental, family living, or a combination of living and investment.

The house spans three levels – basement, ground floor, and first floor – which are interconnected by an internal staircase. Each level is carefully organized to allow for maximum space utilization and a high level of privacy.

In the basement, there is a boiler room, storage, and a furnished tavern with a fireplace that has been converted into a studio apartment, thus providing an additional residential unit suitable for guests or tourist rental.

The ground floor consists of two separate apartments. Each apartment features two bedrooms, a bathroom, and an open living space that combines a kitchen, dining area, and living room. From the living rooms, there is access to covered terraces that lead to the landscaped yard and pool.

On the first floor, there is a spacious apartment that occupies the entire level. It consists of a living room, kitchen, and dining area, two bedrooms, two bathrooms, and even four terraces that provide plenty of outdoor space and pleasant views of the surroundings.

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The central part of the landscaped yard features a 32 m² pool with a sunbathing area, ideal for relaxation during the warmer months. The remainder of the yard is neatly maintained and offers ample space for outdoor living.

A special advantage of this property is its energy efficiency. The house is equipped with 24 photovoltaic panels for electricity production and six solar panels for hot water preparation. The largest apartment has underfloor heating, while all residential units are equipped with air conditioning, and additional heating is provided by electric radiators.

The property is sold fully furnished and equipped, allowing the future owner to move in immediately or continue tourist rental without additional investments.

Main features
417 m² net living area
House with four residential units
Basement, ground floor, and first floor
Studio apartment in the basement
A total of 6 bedrooms + studio apartment
5 bathrooms
Pool area of 32 m²
Sunbathing area and landscaped yard
Multiple terraces
24 photovoltaic panels
6 solar panels for hot water
Underfloor heating in the largest apartment
Air conditioning
Electric radiator heating
Fully furnished and equipped
Quiet location, 8 km from the sea

The area around Poreč is one of the most desirable locations in Istria due to its excellent transport connections, proximity to the sea, and rich offerings of restaurants, shops, cycling paths, and other amenities. The tranquil environment and quality infrastructure make this location an excellent choice for year-round living or tourist activities.

If you are looking for a house with multiple residential units near Poreč, with a pool and excellent investment potential, this property represents a great opportunity for a secure return on investment, tourist rental, or multi-generational living under one roof.