

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	10592
Location :	Poreč
Building size :	480 m ²
Lot size :	992 m ²
Garden size :	0.00 m ²
Distance from center :	8000 m
Distance from sea :	6000 m
Number of floors :	2
Number of bedrooms :	7
Number of rooms :	7
Number of bathrooms :	5
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2008

Price : 1.499.000 €

For sale is a spacious house with a total of 5 residential units, a swimming pool, garage, garden, and additional amenities, located in a quiet area of Poreč, just 6 km from the sea and 8 km from the center of Poreč.

Total living area: 365.66 m²

Garage + storage: 31.95 m²

Garden area: 992 m²

Residential units: 2 apartments + 3 studios

Layout:

GROUND FLOOR:

Apartment (136.23 m²) - hallway, storage, large living room with a fireplace, dining room, kitchen, bathroom, 2 bedrooms (one with an en-suite bathroom), covered terrace.

Studio - living room with kitchen, bedroom, bathroom, covered terrace.

FIRST FLOOR:

Apartment (74.06 m²) - living room with kitchen and dining area, 2 bedrooms, bathroom, covered terrace.

Two studios - each with a living room and kitchen, bedroom, bathroom, and covered terrace.

Outdoor space:

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Swimming pool with sunbathing area.

Garden area of 695 m².

Summer kitchen with a handmade fireplace.

Detached garage and several parking spaces.

Technical features:

Central heating with heating oil.

Solar panels for hot water.

Air conditioning units in all units.

Internet, telephone, municipal water supply, and sewage.

Asphalt access road.

Proximity to amenities:

Store, kindergarten, playground, post office – in the immediate vicinity.

Distance from the sea: 6,200 m.

This property is ideal for family living, tourist rental, or investment.

For more information, please