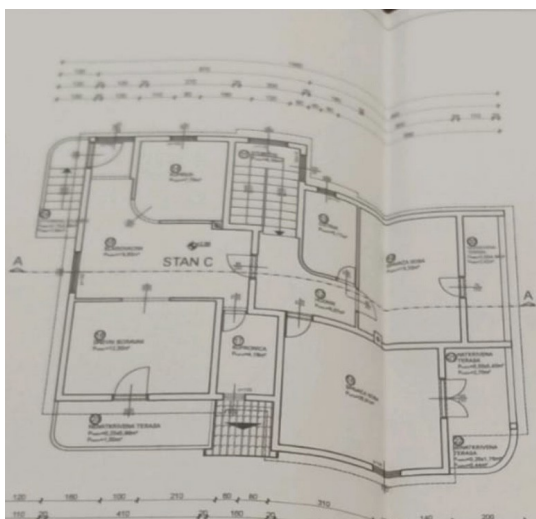
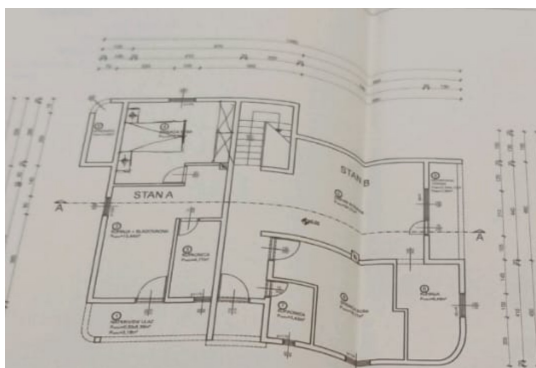
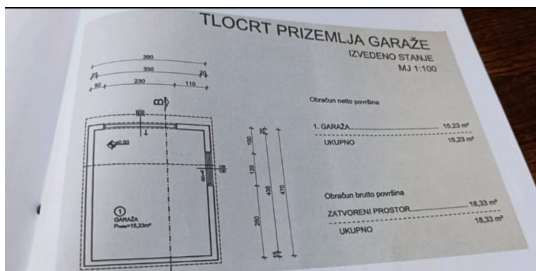


ISTRIA ADRIA
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Code :	11130
Location :	Poreč
Building size :	248 m ²
Lot size :	600 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	3
Air conditioning :	Yes
Energy efficiency :	B

Price : 450.000 €

For sale is a detached house with a total gross area of 248 m², located in a quiet area of Poreč, on a plot of 600 m². The house has a ground floor and an upper floor, with a garage and several parking spaces in front.

Ground Floor (105.5 m² usable area)

Consists of two separate apartments, each with its own entrance:

Apartment A (40.5 m²):

- Covered entrance
- Kitchen with dining area
- Bathroom
- Bedroom
- Storage room

Apartment B (65.15 m²):

- Living room
- Kitchen
- Bathroom
- Bedroom
- Covered terrace

First Floor (104.6 m² usable area):

Has a separate entrance, ideal for a family apartment or tourist rental. It consists of:

- 2 bedrooms
- Bathroom
- Storage room
- Living room
- Kitchen
- 3 covered terraces

The house offers numerous possibilities — ideal for family living with additional apartments or as an investment for tourist rental.

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For any additional information and to schedule a viewing, please