

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12093
<b>Location :</b>	Poreč
<b>Building size :</b>	330 m <sup>2</sup>
<b>Lot size :</b>	210 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from center :</b>	5500 m
<b>Distance from sea :</b>	3500 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 750.000 €

For sale is a spacious house with a total area of 330 m<sup>2</sup> and a large yard of 2,100 m<sup>2</sup>, located in a neighborhood within the city of Poreč. The property offers numerous possibilities – from family living to tourist rental or investment projects.

The ground floor consists of one residential unit that includes:  
three bedrooms  
a living room  
a dining area  
a kitchen  
a bathroom

The first floor consists of:  
two separate apartments  
one additional room

This layout allows for a combination of private living and renting or conversion into multiple residential units.

The large plot of 2,100 m<sup>2</sup> provides privacy and numerous landscaping options.

The house is equipped with multiple heating systems and energy-efficient solutions:  
solar panels  
oil boiler  
wood stove  
underfloor heating  
air conditioning units  
fireplace

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An excellent opportunity to purchase a house with great potential near the sea and all amenities.

For more information, please