

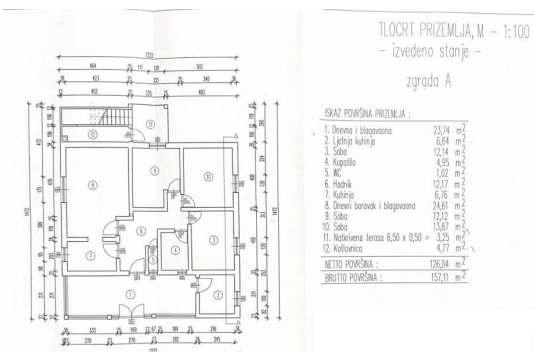
ISTRIA ADRIA

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Code :	12363
Location :	Poreč
Building size :	300 m ²
Lot size :	1000 m ²
Garden size :	0.00 m ²
Distance from center :	8000 m
Distance from sea :	8000 m
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1990

Price : 917.000 €

In a peaceful and green area near Poreč, this quality property is situated, perfectly combining privacy, comfort, and exceptional tourist potential.

On a spacious plot of 1,000 m², surrounded by olive trees and fruit trees, there is a complex that provides an authentic Mediterranean atmosphere and complete tranquility.

Main house (160 m²):

- 3 bedrooms
- Spacious living room
- Bathroom + separate toilet
- Covered terrace with access to a large outdoor terrace
- Outdoor fireplace and summer kitchen

Apartments (upper floor):

- 2 separate residential units
- Each with 1 bedroom and living room
- Balcony with sea view

Yard (1,000 m²):

- Pool (8 x 4 m)
- Olive trees and fruit trees
- Large yard ensuring privacy

Additional facilities:

- Bungalow (90 m², registered) – potential for conversion into an additional apartment
- Storage + wine cellar (80 m²)

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Thanks to the multiple residential units, large plot, and excellent location near the sea and Poreč, this property offers great potential for further development and generating tourist income.

For more information, please