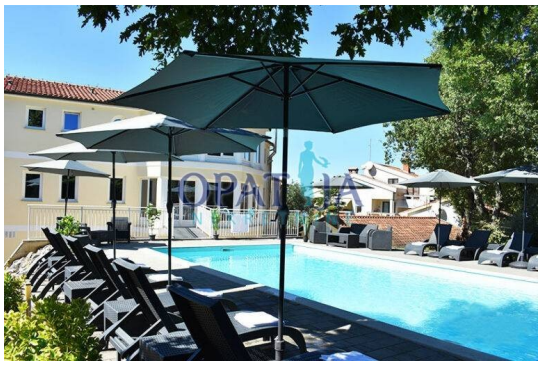
ISTRIA ADRIA
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Code :	12524
Location :	Poreč
Building size :	800 m2
Garden size :	0.00 m2
Number of floors :	2
Number of rooms :	15
Number of bathrooms :	13
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2002

Price : 2.500.000 €

Poreč / Istria – Well-maintained boutique hotel with pool, sauna and Mediterranean park

In a quiet and attractive location near Poreč, this elegant villa-style hotel stands out with its high-quality features, generous space, and versatile usage potential.

The property was built in 2000 and fully renovated in 2025, presenting itself today in excellent and modern condition.

The hotel offers a total living area of approx. 800 m² and consists of 11 comfortable guest rooms and one large apartment. It is ideal for tourist operation or as an investment.

Each room is equipped with air conditioning, heating, satellite TV, internet, balcony, shower, and safe.

The plot covers approx. 2,600 m² and is carefully landscaped. A highlight is the swimming pool set within a Mediterranean garden with large trees providing shade and privacy.

Further amenities include a restaurant with a fully equipped kitchen, a bar, a bright winter garden with large glass surfaces, and a sauna in the basement. A fully equipped laundry room is located in a separate building.

High-quality materials were used, including partially marble flooring. The construction quality is very good and further enhanced by the complete renovation.

There are sufficient parking spaces behind the building, and a garage is located nearby.

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The sea is approx. 3 km away, and the town of Poreč approx. 5 km.

This property represents an excellent opportunity for investors looking for a fully renovated, ready-to-operate property in one of the most sought-after regions of Istria.

Price: €2,500,000 + 3.75% agency commission (incl. VAT)

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We guide you bilingually (German/Croatian) through the entire purchase process – from the first viewing to the handover of keys – ensuring a secure, transparent, and professional transaction.

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For viewings or further information, feel free to contact us.
We look forward to your inquiry!