

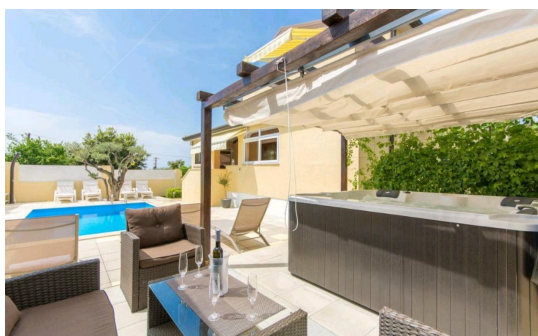
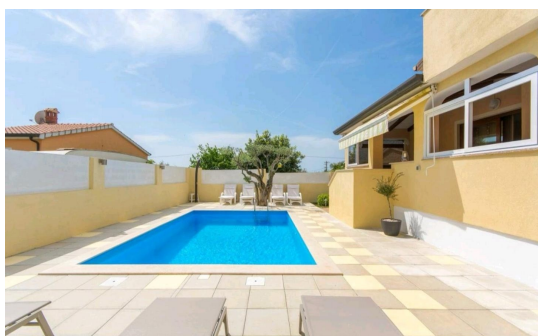
## ISTRIA ADRIA

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|                              |                     |
|------------------------------|---------------------|
| <b>Code :</b>                | 13553               |
| <b>Location :</b>            | Poreč               |
| <b>Building size :</b>       | 260 m <sup>2</sup>  |
| <b>Lot size :</b>            | 500 m <sup>2</sup>  |
| <b>Garden size :</b>         | 0.00 m <sup>2</sup> |
| <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>   | A                   |

Price : 595.000 €

For sale is a spacious house with a pool in a quiet part of Poreč, with a total living area of approximately 260 m<sup>2</sup>, situated on a 500 m<sup>2</sup> plot.

Ground Floor (145 m<sup>2</sup>):

A large apartment consisting of 3 bedrooms, 2 bathrooms, a kitchen with a dining area and living room, as well as a covered terrace with access to the pool and a well-maintained yard.

First Floor:

Two 45 m<sup>2</sup> apartments – each with one bedroom, a kitchen, a bathroom, and a living room.

Studio apartment of approximately 25 m<sup>2</sup> – ideal for rental or guests.

Additional advantages:

- ✓ Landscaped garden
- ✓ Private pool
- ✓ Multiple terraces
- ✓ Parking spaces
- ✓ Excellent location – close to the center of Poreč, the sea, and all amenities

An excellent opportunity for investment in tourism or for a larger family!

For more information, please feel free to

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