



Code :	02818
Location :	Poreč
Building size :	108.00 m ²
Plot size :	135 m ²
Garden size :	135 m ²
Distance from sea :	9000 m
Numer of floors :	2
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	2
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Swimming pool :	Yes
Air conditioning :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 365.000 €

In a quiet location just 9 km from the sea and 12 km from Poreč, an attractive charming terraced house of 108 m² with a 135 m² garden is for sale, representing an ideal opportunity for investment in tourist rentals or a residential solution in Istria. This property with a swimming pool is located within a well-maintained residential complex in the vicinity of Poreč, where the owners have the right to use a shared swimming pool, as well as a landscaped sunbathing area and a garden at the front of the building. The interior of this functional single-story house offers a modern open-space concept that combines the kitchen, dining room, and living room, while the functional layout includes two comfortable bedrooms and two bathrooms. A special feature of this house is an additional room for socializing with a surface area of about 25 m², equipped with a fireplace, located in the basement due to the natural slope of the terrain, which functions perfectly as a traditional tavern or konoba. The exterior of the property includes a fenced yard with landscaped horticulture and secured parking for two cars on the side and back of the house. The property is sold fully furnished and equipped with all appliances, allowing the future buyer immediate occupancy or the continuation of a well-established tourist rental business. The proximity to the tourist center of Poreč, organized beaches, the highway, and all essential amenities such as shops and restaurants makes this house near the sea extremely attractive on the Istrian real estate market.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the



HABITARE REAL ESTATE

Mate Vlašića 20, 52440 Poreč

mail: info@habitare.hr

web: habitare.hr

Tel: +385 52 433 801 | Mob: +385 98 411 430

payment of the commission, all in accordance with the Real Estate Brokerage Act.