







Code :	ISF2492
Location :	Poreč
Building size :	734.60 m2
Lot size :	1000 m2
Distance from sea :	800 m
Number of rooms :	0
Year of built :	2022
Heating :	air conditioning
Energy efficiency :	processing

Price :	2.550.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Apartment House with 9 Licensed Tourist Units

Attractive Investment Opportunity in ,
Apartment House with 9 Licensed Tourist Units

Located in a prime area of Poreč (Istria), this fully subdivided and successfully operated apartment house is now for sale. The property represents a rare opportunity to acquire an established and officially licensed tourism asset with immediate cash flow.

Property Description

The building comprises 9 independent residential units, currently rented out for tourism purposes. The rental activity is officially approved and categorized, allowing seamless continuation of operations without additional administrative procedures.

All units are:
fully furnished
fully equipped and operational
legally subdivided (condominium ownership)
each with its own title deed
Existing bookings for the current season ensure immediate income from the date of takeover.

Financial Overview
Purchase Price: €2,550,000
Annual Revenue: approx. €240,000
Expected Yield: approx. 6–8% p.a.
Status: Ongoing, successful rental operation

Property management and operational rental services can be continued through the existing structure or transferred to a professional management company upon request.

Investment Potential

Thanks to the completed condominium subdivision, the buyer benefits from exceptional flexibility:

1. Continue Operations for Stable Returns
Maintain the tourist rental business with steady cash flow and long-term capital appreciation.

2. Individual Unit Sales
Immediate or phased resale of individual apartments offers significant value appreciation potential.
A strategic unit-by-unit sale could generate returns exceeding 15% within the first year.

3. Hybrid Strategy
Generate rental income for several years and subsequently sell the units individually at market prices for enhanced overall returns.

Location Advantages – Poreč, Istria

Poreč is one of the most sought-after destinations on the Croatian Adriatic coast. The Istria region offers:

strong and consistent tourist demand
stable occupancy rates
continuous property value growth
international buyer interest
excellent infrastructure and high quality of life

Summary
This property combines:
Immediate cash flow
Legally secure tourism operation
Individually titled units
Flexible exit strategies
Strong appreciation potential
Prime location in a top holiday destination

A rare opportunity for investors seeking an established income-generating asset with future development potential.

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