



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 €
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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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