



Code :	ISH2525
Location :	Poreč
Building size :	220 m2
Lot size :	0 m2
Distance from sea :	50 m
Number of rooms :	4
Year of built :	1900
Heating :	air conditioning
Energy efficiency :	processing

Price :	590.000 €
---------	-----------

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

Authentic Townhouse in a Prime Waterfront Location with Spectacular Panoramic Sea Views

Poreč – Authentic Townhouse in an Exclusive Location Directly on the Waterfront Promenade with Breathtaking Panoramic Sea Views

Located in the heart of the historic center of this picturesque coastal town, just steps from the promenade, the marina, and numerous restaurants, this exceptional townhouse offers great potential. A rare opportunity for those seeking an exclusive property in a prime Istrian location.

The house spans three floors with a total area of

approximately 220 m² and combines the charm of traditional Istrian architecture with the opportunity to create a unique residential or investment property tailored to your own vision.

The ground floor comprises a living area with a kitchen and bathroom, as well as an additional room of approximately 30 m², ideally suited as an exclusive shop, art gallery, studio, wine bar, or boutique. The prime location directly on the waterfront promenade provides the perfect setting for such a venture.

The first floor features two spacious bedrooms with access to a terrace offering spectacular panoramic views of the marina, the sea, and the islands beyond. A perfect spot to enjoy sunrises or romantic sunsets in a Mediterranean atmosphere.

The attic offers further development potential and can be transformed into a luxurious master suite, a stylish holiday apartment, or additional living space.

The property is in need of renovation, providing the ideal opportunity to

combine historical charm with modern living comfort at the highest level.

Thanks to its exceptional location in the heart of the town, directly on the seafront and within easy reach of all amenities, this property is suitable as an exclusive private residence, a luxurious holiday home, or a high-yield investment in the tourism sector.

Properties in such a privileged location are extremely rare. This extraordinary combination of historical ambiance, unobstructed sea views, and a prime location makes this house a unique investment opportunity on the west coast of Istria.

MEDIA CONCEPT d.o.o.

Zvančići 54 E, 51211 Matulji

Web: www.kroatien-exklusivimmobilien.com

Mail: info@media-concept.hr

Tel: +385 51 711 499 Mob: +385 91 22 31 194