



Code :	ISF2531
Location :	Poreč
Building size :	587.22 m2
Lot size :	1001 m2
Distance from sea :	2000 m
Number of rooms :	0
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	price on request €
---------	--------------------

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

Title	Livnig area	Floor	Price
Apartment 2	166.18 m2	Ground floor	620.000 €
Apartment 3	126.81 m2	Ground floor	550.000 €
Apartment 4	122.27 m2	Ground floor	550.000 €

House with four apartments over two floors

Attractive Multi-Family House with Four Spacious Residential Units near Poreč

587.22 m² of total area – four independent residential units – numerous possibilities for use

Located in an attractive area in the vicinity of Poreč, Istria, this exceptionally spacious multi-family property is offered for sale. The property comprises four fully independent residential units, with an impressive combined area of 587.22 m².

Thanks to its generous dimensions and clearly separated residential units, the property is ideally suited both for private use as a multi-generational family home and for partial or complete tourist rental. It therefore represents an interesting opportunity for private buyers, several families, as well as investors looking to invest in one of the most attractive regions of Istria.

Four Independent Residential Units
Apartment 1 – approx. 171.96 m²

The largest residential unit has a total area of 171.96 m² and extends over several levels.

The ground floor comprises a spacious living room with kitchen, entrance hall, bedroom, bathroom, staircase, storage room and additional auxiliary areas.

The upper floor offers several bedrooms, bathrooms, hallways and additional living areas. A particular feature of this unit is the converted attic area with a wellness and spa area, an additional kitchen and storage room.

The apartment is further complemented by a terrace with a calculated area of approximately 12.48 m².

Apartment 2 – approx. 166.18 m²

The second residential unit has a total area of 166.18 m² and also offers an exceptionally spacious and functional layout.

The ground floor comprises a large living room with kitchen, bedroom, bathroom, entrance hall, staircase, storage rooms and other auxiliary areas.

The upper floor includes several bedrooms and bathrooms. The converted attic additionally features a wellness/spa area, kitchen and storage room.

The apartment also has a terrace with a calculated area of approximately 12.24 m².

Apartment 3 – approx. 126.81 m²

The third residential unit has a total area of 126.81 m².

The ground floor comprises a living room with kitchen, bedroom, bathroom, entrance hall, staircase, storage room and additional auxiliary areas.

The upper floor offers additional bedrooms, bathroom, wardrobe and hallway areas.

The attic contains an additional bedroom, bathroom, wardrobe and entrance area.

The apartment is also complemented by a terrace with a calculated area of approximately 5.27 m².

Apartment 4 – approx. 122.27 m²

The fourth residential unit has a total area of 122.27 m² and also extends over several levels.

It comprises a spacious living room with kitchen, several bedrooms, bathrooms, wardrobe, storage rooms and additional auxiliary areas. This unit also benefits from additional converted attic space.

The terrace has a calculated area of approximately 5.24 m².

One Property – Numerous Possibilities

With a total of 587.22 m² and four independent residential units, this property offers an exceptionally wide range of possible uses.

For example, it could be used as:

a spacious multi-generational family home,
a combination of private residence and rental property,
accommodation for several families,
four independent units for long-term rental,
a property for tourist rental,
or as a pure investment property.

The possibility of using and renting the four residential units independently makes this property particularly attractive to investors.

Attractive Location near Poreč

Poreč is one of the best-known and most sought-after destinations in Istria, combining a Mediterranean lifestyle with excellent tourist infrastructure. The region is attractive throughout the year and enjoys great popularity among international visitors as well as buyers from German-speaking countries.

The combination of an attractive location, exceptional total area and four independent residential units makes this property a special opportunity for buyers looking for generous living space while also seeking an interesting real estate investment with long-term potential for capital appreciation and rental income.

A rare opportunity for private buyers and investors: four spacious residential units, a total area of 587.22 m² and numerous possibilities for use in one of the most attractive regions of Istria, near Poreč.

MEDIA CONCEPT d.o.o.

Zvančiči 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