

Alma Dom Nekretnine

Istarska 10, 52100 Pula

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Reference :	28123
Location :	Poreč
Floor area :	480 m2
Plot size :	992 m2
Distance to centre :	8000 m
Distance to sea :	6000 m
Parking :	Yes
Floors :	2
Garage :	Yes
Bedrooms :	7
Basement :	Yes
Bathrooms :	5
Air conditioning :	Yes
Energy rating :	A
Year built :	2008
Title deed :	Yes
Building permit :	Yes
Use permit :	Yes
Registered as separate units :	Yes

Price : 1.499.000 €

For sale is a spacious house with a total of 5 residential units, a swimming pool, garage, garden, and additional amenities, located in a quiet area of Poreč, just 6 km from the sea and 8 km from the center of Poreč.

Total living area: 365.66 m²

Garage + storage: 31.95 m²

Garden area: 992 m²

Residential units: 2 apartments + 3 studios

Layout:

GROUND FLOOR:

Apartment (136.23 m²) – hallway, storage, large living room with a fireplace, dining room, kitchen, bathroom, 2 bedrooms (one with an en-suite bathroom), covered terrace.

Studio – living room with kitchen, bedroom, bathroom, covered terrace.

FIRST FLOOR:

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Apartment (74.06 m²) – living room with kitchen and dining area, 2 bedrooms, bathroom, covered terrace.

Two studios – each with a living room and kitchen, bedroom, bathroom, and covered terrace.

Outdoor space:

Swimming pool with sunbathing area.

Garden area of 695 m².

Summer kitchen with a handmade fireplace.

Detached garage and several parking spaces.

Technical features:

Central heating with heating oil.

Solar panels for hot water.

Air conditioning units in all units.

Internet, telephone, municipal water supply, and sewage.

Asphalt access road.

Proximity to amenities:

Store, kindergarten, playground, post office – in the immediate vicinity.

Distance from the sea: 6,200 m.

This property is ideal for family living, tourist rental, or investment.

For more information, please contact:

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