

House

Poreč, Istria



Ref	RE-U-27858
Type	House
Region	Istria > Poreč
Location	Poreč
Front line	No
Sea view	Yes
Floorspace	435 sqm
Plot size	1429 sqm
No. of bedrooms	7
No. of bathrooms	4
Price	€ 990 000

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A house with three apartments, a multi-purpose commercial space and a sea view, located just 2 km from the coast, is now available in Porec!

For anyone searching for real estate in Croatia to buy, especially a house in Croatia to buy near the sea, this property offers an excellent combination of living, business and rental potential.

Porec is a vibrant city where you can enjoy relaxation, entertainment, sports, recreation, historical sites and numerous tourist attractions throughout the entire year. Cycling and walking paths stretch along the coastline, through rural landscapes and Mediterranean woods, passing old castles, prehistoric forts, churches and rustic villas. The Porec coastline is 37 km long and boasts 21 Blue Flag beaches, known for exceptionally clean sea water. Boat owners will find endless opportunities for exploration, with several well-equipped marinas available for mooring.

In the settlement of Antonci, only 2 km from the sea and offering beautiful sea views, this spacious house in Porec for sale extends across 435 m².

The ground floor includes:

Apartment A with 71.38 m² consisting of a kitchen and living room, two bedrooms, a bathroom and a storage area under the stairs.

A traditional tavern space of 24.42 m² with a dining area and kitchen.

A workshop of 72.20 m² with a hallway and two additional rooms of 2 m² and 9.60 m², suitable for various uses.

The entire ground floor measures 168 m².

The first floor includes:

Apartment B with 72.38 m² featuring a kitchen and living room, two bedrooms, a bathroom and a balcony.

Apartment C with 76.02 m² offering a kitchen, living room, two bedrooms, hallway, bathroom and balcony.

An additional 28.47 m² unit with a bedroom, bathroom and balcony.

In the garden, a charming stone house contains a bread oven, grill, wine cellar and dining area, perfect for gatherings.

The large 1,429 m² plot provides the possibility of building a swimming pool or even another house, as the entire plot is within the construction zone. This makes it ideal for buyers seeking a house in Porec to buy with expansion potential.

A rare opportunity for combining your own business, living space and rental income in one of the most desirable areas of the Istrian coast.

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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Swimming pool
- Storage
- Garden
- Stone house

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Price per m²:
2.276 €

Average price/m² of this type
in this region:
3.153 €

Median price/m² of this type
in this region:
2.907 €

Average price/m² of this type
in Croatia:
3.034 €

Median price/m² of this type
in Croatia:
2.624 €

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