

# House

Poreč, Istria



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## Poreč, Istria



<b>Ref</b>	RE-U-28105
<b>Type</b>	House
<b>Region</b>	Istria > Porec
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	80 m
<b>Floorspace</b>	136 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 655 000

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In the old town core of the city of Poreč, a beautiful historic property is for sale, offering numerous possibilities - only 80 meters from the sea!

It spans three floors with a total area of 136 m<sup>2</sup>.

On the ground floor, there is a planned studio apartment with storage. On the first floor, two bedrooms are located with a bathroom and toilet, while the high attic accommodates two more bedrooms, a bathroom, and a designated space for a kitchen.

The owner has commenced renovations. Electrical and plumbing installations have been completely replaced, and preparations in the bathrooms for ceramic tile installation have been completed.

This property is very intriguing, situated in the historic center of Poreč and just 80 m away from the city promenade. If used for tourism purposes, it could be transformed into a small hostel with 4 bedrooms and a reception. It is also suitable for use as a guesthouse and presents an interesting option for a hospitality establishment.

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.

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Price per m<sup>2</sup>:  
4816 €

Average price/m<sup>2</sup> of this type  
in this region:  
2878 €

Median price/m<sup>2</sup> of this type  
in this region:  
2904 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2591 €

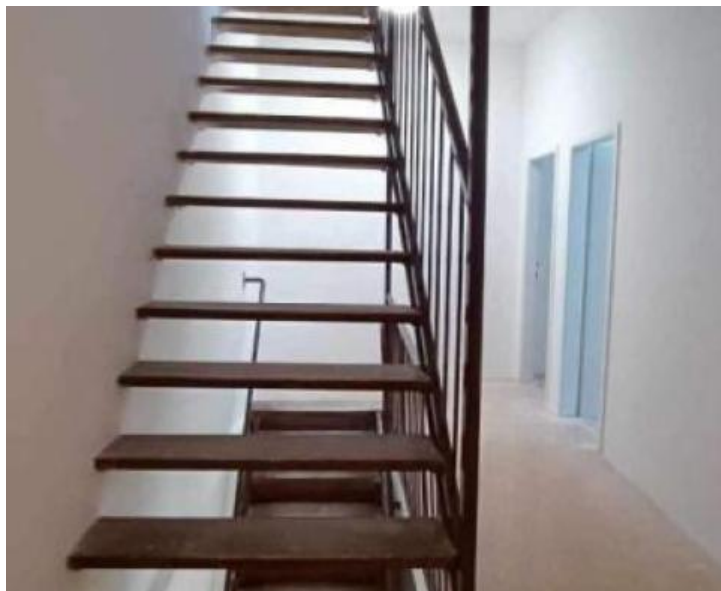
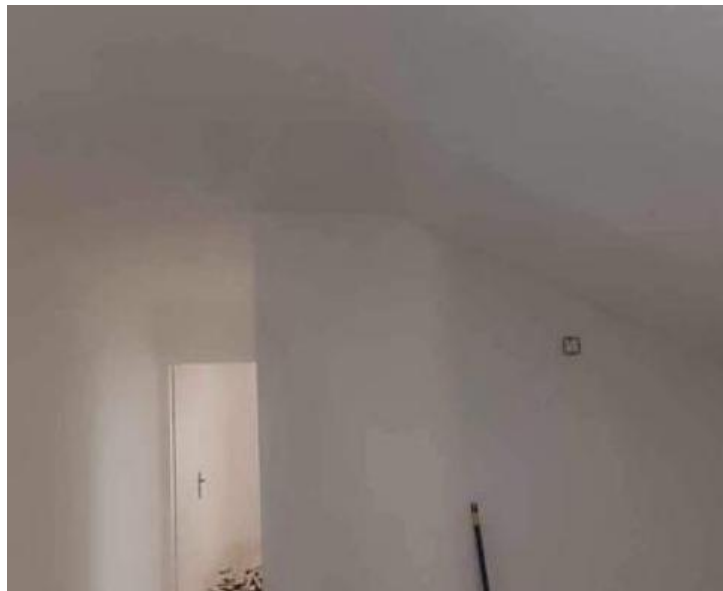
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