



## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	28123
<b>Location :</b>	Poreč
<b>Building size :</b>	480 m <sup>2</sup>
<b>Lot size :</b>	992 m <sup>2</sup>
<b>Distance from center :</b>	8000 m
<b>Distance from sea :</b>	6000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	7
<b>Number of bathrooms :</b>	5
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	A
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	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 m<sup>2</sup>

Garage + storage: 31.95 m<sup>2</sup>

Garden area: 992 m<sup>2</sup>

Residential units: 2 apartments + 3 studios

Layout:

GROUND FLOOR:

Apartment (136.23 m<sup>2</sup>) - 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:

Apartment (74.06 m<sup>2</sup>) - 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.



DAMAC d.o.o.

**ALMA DOM INVEST**

**Istarska ulica 8, 52100 Pula**

**mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)**

**web: [www.almadominvest.com](http://www.almadominvest.com)**

**info: +44 7375 637471 | +385 98 420 885**

Garden area of 695 m<sup>2</sup>.

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 ...