PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01506
Location :	Poreč
Building size :	81 m2
Lot size :	0 m2
Distance from center :	0 m
Distance from sea :	50 m
Floor :	1
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	1
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price :	259.000 €

Rare opportunity – an apartment for complete renovation in an old historical building, ideal for investment or luxury renovation

In the very heart of Poreč, in one of the most beautiful locations along the coastal promenade, an apartment is for sale that represents a rare opportunity for anyone looking for a property with exceptional potential. Located on the first floor of an older historical building, approximately a hundred years old, this apartment of 80.65 m², with an additional terrace of 15.65 m², offers a unique combination of authentic architecture and the possibility of renovation according to one's own wishes.

Upon entering the apartment, a long hallway leads to rooms arranged on both sides. On the west side there is a large bedroom with a window overlooking the sea, while on the east side there is a kitchen, living room and additional bedroom, all facing the morning light. The bathroom is located on the north. High ceilings, wooden beams and original wooden floors recall the historical character of the building and give the space a special warmth and elegance.

The apartment is completely in need of renovation, just like the building itself, for which the tenant is already planning to renovate the roof. The installations need to be completely replaced. The apartment also has an attic for use, to which it once belonged, and there is a garage nearby that can be used, although it is not registered in the ownership documents.

The sea is across the street from the building, and the first beaches are only a 100 to 200 meter easy walk away. All important facilities are located in the immediate vicinity - restaurants, shops, marina, cultural attractions and the picturesque streets of Poreč. Although the parking lot is not owned, there

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are several public parking spaces available in the area.

The apartment is managed as a regular share ownership and is an ideal choice for investors, lovers of old town spaces and anyone who recognizes the opportunity to create a luxury home or apartment for tourist rental in this exceptional location.

For additional information or to arrange a viewing, contact us - such locations rarely appear on the market.