PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
web: www.parentium-nekretnine.com
info: +385 98 849 768









Code :	01677
Location :	Poreč
Building size :	160.26 m2
Lot size :	0 m2
Distance from center :	0 m
Distance from sea :	500 m
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	2
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 849.000 €

A unique opportunity in the heart of Poreč – a house with two apartments and terraces in a prime location.
Located in the very center of Poreč—within easy reach of beaches, restaurants, shops, and all amenities necessary for a comfortable life—this house has a total surface area of

160.26 m².

The property represents an excellent investment opportunity, a potential source of rental income, or a perfect solution for a primary residence. Its location in the heart of the city, while still offering peace and privacy, adds significant value.

The house comprises two separate apartments—situated on the first and second floors—along with a ground-floor entrance area that offers versatile usage options.
Ground Floor
An entrance hallway featuring a storage space equipped with a water connection, allowing for the creation of a laundry room or an additional utility area.

First Floor – Apartment (69.92 m²)
This apartment consists of an entrance hall, two bedrooms, a kitchen connected to the living room, a bathroom, and a spacious terrace.
A key highlight of this apartment is its terrace, which faces the quieter side of the house; despite the central city location, it remains free from noise and the bustle of the town.
Terraces in the very center of Poreč are exceptionally rare, making this property particularly attractive.

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Second Floor – Apartment (56.97 m²)
This apartment consists of an entrance hall, two bedrooms, a living room with a dining area, a kitchen, a pantry, a bathroom, and a comfortable terrace. The attic space adds extra value to the property, providing additional storage options.

The apartments have been renovated, and the house has been regularly maintained and is in excellent condition. Heating and cooling are provided via air conditioning units.

This is a truly rare opportunity on the market—a house in the very heart of Poreč that offers all the advantages of city living while ensuring peace, privacy, and a high quality of life.
The apartments are legally registered as separate units (strata-titled), as reflected in the land registry.
This property is ideal for family living, tourist rentals, or as a long-term investment in one of the most sought-after locations in Poreč.