

## Poreč - pansionski objekt sa restoranom i bazenom!, Poreč, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Poreč - pansionski objekt sa restoranom i bazenom!  
Property for: Sale  
House type: detached  
Property area: 900 m<sup>2</sup>  
Bedrooms: 16  
Price: 1,800,000.00 €  
Updated: Aug 15, 2023

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440

### Additional information

Infrastructure: Sewage, Electricity  
Energy efficiency: C

### Description

Description: KI BUILDING WITH RESTAURANT AND POOL AND HOUSE 566 M2 FOR SALE !! Poreč, the most desirable city to live in Croatia, a tourist mecca with abundant gastronomic offers, wine roads, olive groves, a city with award-winning beaches, skillfully organized events and manifestations, a historic center with various UNESCO-protected sights. We can thus enumerate endlessly the epithets that adorn this Istrian town on the west coast of cultural Istria. It is also highly

sought after by investors, knowing that profits are assured. We offer an interesting story in a very attractive and sought after part of the city, May. On a total area of 3600 m2 there are two buildings and a swimming pool, southwest oriented with a sea view from certain corners of the house. The property is located 1000 m from the sea and award-winning beaches and 2200 m from the center of Porec. One building of approximately 300 m2 serves a profitable purpose and offers a restaurant of 120 m2 on the ground floor which is fully equipped and furnished and a total of 10 double rooms with bathroom, spread over the next two floors. The pension was built in 1972 with a slight aesthetic renovation in 2015 when the roof was also replaced. Not far from the pension, again on the same plot, there is a three-storey family house of 570 m2 of living space, of which a three-bedroom apartment on the first floor of 100 m2 and a two-bedroom apartment of 60 m2 on the ground floor. In addition to the boiler room, there are two closed garages, a large basement for storage and storage, a total size of 146 m2. The house offers two more residential units of approximately 180 m2 in the ROH-BAU PHASE and as such are looking for construction completion. On a plot of 3000 m2 there is a swimming pool 6m by 12m, parking for 7.8, cars, landscaped and nurtured green areas enriched with various plants and trees. All of the above is an interesting story with a huge potential for various purposes - a home for the elderly and infirm, a hostel, a motel, residential - tourist purpose or just residential. There is also the possibility of additional construction and / or upgrading of the facility in the field, which increases the range of purposes depending on the interest and wishes. The documentation is in order! For inspection or details, we are at your disposal!

## Additional contact info

Reference Number: 511821  
Agency ref id: 27526