

ISTRA, POREČ - Vila s restoranom u blizini mora, Poreč, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, POREČ - Vila s restoranom u blizini mora
Property for:	Sale
House type:	residential-commercial
Property area:	930 m ²
Bedrooms:	5
Bathrooms:	4
Price:	1,292,000.00 €
Updated:	Jun 15, 2024

Condition

Built:	2008
Last renovation:	2020

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	7
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Description

Description:	The coast of Porec is 37 km long where there are 21 beaches with the Blue Flag - a symbol of clean sea. Porec is one of the most famous tourist centers on the
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Croatian coast. A city characterized by landscaping, diversity of content and cultural and historical monuments, the most famous of which is the Euphrasian Basilica. Due to the Mediterranean climate, natural beauty and preserved cultural heritage, it is an ideal place to stay all year round. Not far from Porec near the sea on a plot of 930.00 m² there is a tavern and accommodation facility. The facility is built so that each of the units has a separate entrance as well as separately organized and secured parking. The area of the tavern is 170.28 m² of interior space and continues to a spacious covered terrace. The tavern consists of two halls shared by a beautiful Istrian fireplace. In addition to the halls, there are toilets, a bar, a new quality restaurant kitchen, a food preparation area and all the rooms and equipment necessary for the restaurant's business. The tavern has 60 seats inside and 60 on the covered terrace and is fully equipped with all catering equipment and inventory and is sold as such. The accommodation part of the building is located on the first floor and has an area of 151.20 m² which is entered from the south side of the building. The villa consists of 4 apartments that can function separately but also as a unique space for 8-10 people. Each apartment has its own bathroom, and two apartments have their own secured kitchen with dining area. It also has a shared terrace with an extension in the large living kitchen. The villa is equipped with a swimming pool and jacuzzi, terrace, beautiful spacious yard, summer kitchen and all amenities that fully ensure a comfortable stay overlooking the sea. All rooms are protected by an alarm system and a camera system. The building also has a heating and cooling system. Heating is underfloor in every room of the villa, even during the greatest winters only underfloor heating is enough. And as far as cooling is concerned, each room also has its own air conditioning. The advantage of this building is the quality in all segments of construction which can be seen in the attached pictures. Solar water heating was carried out throughout the building. ID CODE: 8557

Additional contact info

Reference Number: 577880
Agency ref id: 8557