



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 793,062.89

#### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Istria
Città:	Poreč
Publicato:	29/06/2026

#### Descrizione:

ISTRIA, POREČ – Family House with Two Apartments and Spacious Garden, Only 10 km from the Sea – Baderna Area

Located in one of the most desirable areas of western Istria, just 10 km from the sea and a short drive from the historic town of Poreč, this detached family house offers an exceptional combination of space, privacy, and investment potential. Positioned on the edge of a peaceful village and surrounded by the characteristic Mediterranean landscape, the property provides an ideal setting for year-round living, holiday use, or tourist rental opportunities.

Poreč is one of Croatia's most sought-after coastal destinations, known for its unique blend of preserved natural beauty, rich cultural heritage, and excellent quality of life. The area is famous for its crystal-clear Adriatic Sea, beautiful beaches, picturesque bays, pine forests, and charming old town atmosphere. The city is also home to the UNESCO-listed Euphrasian Basilica and offers a well-developed infrastructure, modern amenities, sports facilities, and a vibrant lifestyle throughout the year.

This charming detached house has a total living area of 200 m<sup>2</sup> and sits on an impressive land plot of 2,324 m<sup>2</sup>, providing extensive outdoor space with numerous possibilities for landscaping, gardening, leisure areas, or additional amenities.

Originally built in 1905 and renovated in 2024, the property successfully combines traditional character with updated functionality. The house is arranged over two levels: the ground floor and a high attic, and



---

contains two separate residential units.

The ground floor apartment consists of an entrance hallway, a comfortable living room, kitchen with dining area, one bedroom, bathroom, separate toilet, and two storage rooms, creating a practical and independent living space.

The upper apartment, located in the high attic, features an entrance hall, spacious living room, kitchen with dining area, bathroom, separate toilet, four bedrooms, a balcony, and a covered terrace with pleasant open views.

Additional value is provided by two garages located below the residential area, offering secure parking and extra storage space.

With its generous plot size, peaceful location, and proximity to Poreč and the Adriatic coast, this property represents an excellent opportunity for family living, a holiday residence, or a real estate investment in Istria.

Ref: RE-U-48697

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages: Swimming pool, Storage, Garden, Detached, Urbanized, Modern

## Comune

Camere da letto:	4
Bagni:	4
Finito piedi quadrati:	200 mq
Dimensione del lotto:	1030 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ZLWS-T3553/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3553/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-48697



IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

---

