



## Istria, Porec: Investment opportunity commercial building



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,056,139.28

### Location

Country: Croatia  
State/Region/Province: Istria  
City: Poreč  
Posted: Apr 16, 2026  
Description:  
Location: Istarska županija, Poreč, Poreč.

Situated in a highly accessible and strategically positioned area just a few minutes' drive from the center of Poreč, this well-organized commercial building offers an outstanding opportunity for business operations or a secure real estate investment. The property combines functionality, flexibility, and a strong potential for long-term value growth.

The building is set on a land plot of 674 m<sup>2</sup> and extends over three levels, each thoughtfully arranged to support a variety of commercial uses. Its practical layout allows for immediate use as well as future adaptation to different business models or rental strategies.

The basement level, measuring 63.70 m<sup>2</sup>, is currently utilized as storage space, making it suitable for logistics, archives, or supplementary business functions. This level provides valuable support space that enhances the overall usability of the property.

The ground floor, with a total area of 233.80 m<sup>2</sup>, consists of a spacious open-plan layout designed to accommodate a wide range of business activities. The area can be easily adapted or divided into multiple units, such as offices or retail spaces, depending on the needs of the future owner. A designated section includes a staircase leading to the upper floor, while the remaining space offers significant flexibility for various commercial concepts, including service-based businesses, showrooms, or co-working environments.



The first floor, measuring 244.71 m<sup>2</sup>, is fully equipped and currently arranged as a functional office environment. It includes a reception area, a meeting room, four separate offices, a fully equipped kitchen, and three bathrooms, one of which features a shower. Additionally, a covered terrace provides extra comfort and serves as an ideal space for informal meetings or employee relaxation. This floor is ready for immediate use without the need for further investment.

Thanks to its proximity to Poreč, efficient layout, and adaptable design, this commercial property represents a versatile opportunity suitable for company headquarters, office-based operations, or rental income generation. The combination of location and functionality makes it highly attractive for entrepreneurs and investors seeking a reliable asset.

Poreč is one of the most developed and sought-after business and tourist destinations in Istria, known for its strong infrastructure, international appeal, and year-round economic activity. Its strategic coastal location and excellent connectivity make it a prime choice for establishing and growing a business. The surrounding area offers a dynamic mix of tourism, commerce, and residential development, ensuring continuous demand and long-term investment security.

Your satisfaction is our mission. We look forward to future collaboration!

Property viewings are organized upon prior signing of a brokerage agreement, in accordance with the Real Estate Brokerage Act.

The brokerage commission is 3% + VAT and is payable upon signing the preliminary or final purchase agreement.

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### **Common**

Finished sq. ft.: 542.21 sq m

### **Room details**

Total rooms: 10

### **Building details**

Parking: Yes

Number of Floors: 1

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/RVY-T3540/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RVY-T3540/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 303089

