



listing



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: EUR 1,300,000

Location

Country: Croatia
State/Region/Province: Istria
City: Poreč
Posted: Sep 19, 2026
Description:

Detached House with Multiple Apartments and 1,369 m² Land for Sale near Poreč, Istria!

Located in an attractive residential area of Poreč, Istria, approximately 3 km from the Adriatic Sea, this substantial detached house offers an interesting combination of residential space, development potential and a large private plot of land.

The property has a total area of approximately 422.27 m² and stands on a generous 1,369 m² plot, of which approximately 1,198 m² is registered as yard/garden area according to the available documentation.

The combination of a sought-after location, substantial land, multiple existing residential units and proximity to the sea makes this property an interesting opportunity for buyers looking for real estate for sale in Poreč, whether for private use, long-term rental, seasonal accommodation or a redevelopment project.



Property Overview

The detached house extends across a basement/semi-basement level, ground floor, first floor and attic, providing a large amount of existing accommodation and numerous possibilities for future reorganisation.

The current configuration includes several residential units, while four apartments are already separately registered as condominium units (etažirano).

The generous plot is one of the property's most significant advantages. With approximately 1,198 m² of yard area according to the documentation, there is considerable outdoor space for landscaping, gardens, private relaxation areas and shared outdoor amenities.

The size of the land also creates a valuable sense of privacy and separation from neighbouring properties, which is increasingly difficult to find in established coastal residential areas around Poreč.

Existing Layout

The semi-basement level contains an apartment comprising two bedrooms, a kitchen with living area and a bathroom.

The ground floor contains two separate apartments, each with two bedrooms, a kitchen with living area and a bathroom.

A large duplex apartment occupies the first floor and attic. It includes a total of five bedrooms, living areas, a kitchen with dining area, two bathrooms and a storage room. Loggias and terraces provide additional outdoor living space and connect the interior with the surrounding property.

The garage has, in practice, been converted into an additional apartment, further increasing the property's existing accommodation capacity.

Redevelopment and Investment Potential

The existing layout, number of rooms and independent residential areas provide several possible strategies for a future owner.

With appropriate renovation and reorganisation, the property could potentially be configured into four to five comfortable modern residential units, with an emphasis on spacious living areas, well-proportioned bedrooms and direct connections to terraces and the large surrounding garden.

The existing etažirani apartments also provide a basis for considering individual sales of units, subject to the applicable legal and planning conditions.



Alternatively, the entire property could be retained as an investment for long-term or seasonal rental, while another possible strategy would be to combine private use with rental income from the remaining units.

The existing accommodation also makes the property suitable, in its current configuration, for housing a larger number of workers, although renovation and adaptation would allow the property to be repositioned towards a considerably more comfortable residential concept.

Large Private Plot

The 1,369 m² plot is a particularly valuable feature of this Poreč property.

According to the documentation, approximately 1,198 m² is registered as yard area, providing substantial outdoor space around the detached house.

Depending on the future owner's plans and applicable regulations, the garden could be landscaped with Mediterranean greenery, private relaxation areas, terraces and other outdoor amenities.

The combination of a large plot and detached construction offers a degree of privacy and outdoor space that is increasingly sought after by buyers looking for a house with a large garden near the sea in Istria.

Location – Poreč, Istria

The property is situated in a desirable residential area of Poreč, one of the most established coastal destinations in Istria.

The Adriatic Sea is approximately 3 km away, while the centre of Poreč and its extensive range of restaurants, cafés, shops, services, schools and other amenities are conveniently accessible.

Poreč is attractive not only as a holiday destination but also as a place for year-round living, offering a combination of Mediterranean lifestyle, established infrastructure and strong demand for residential and holiday properties.

The location therefore suits several buyer profiles, from families looking for a spacious home in Istria to investors seeking a property with multiple residential units and redevelopment potential.

A Flexible Property for Living or Investment

This property offers considerably more than a conventional family house. Its 422.27 m² of built area,



1,369 m² plot, multiple apartments, existing condominium division and proximity to the sea create a flexible foundation for a range of future uses.

A buyer could consider creating several modern apartments for individual sale, retaining the property as a rental investment, combining personal residence with rental accommodation or developing a larger residential concept, subject to the necessary approvals and regulations.

The particularly attractive combination of Poreč location, substantial land and multiple existing residential units makes this an opportunity worth considering for buyers seeking larger-scale property investment in Istria, Croatia.

Key Property Details

Location: Poreč, Istria, Croatia

Distance to the sea: approx. 3 km

Total property area: 422.27 m²

Land area: 1,369 m²

Registered yard area: approx. 1,198 m²

Levels: Semi-basement, ground floor, first floor and attic

Existing apartments: Multiple residential units

Etažirano: Four apartments

Bedrooms: Multiple bedrooms across the existing units

Outdoor space: Large private yard, terraces and loggias

Parking: Garage / additional converted residential space

Property type: Detached house with multiple apartments

Potential: Private residence, rental investment, redevelopment or individual apartment sales, subject to applicable regulations

This large detached house for sale near Poreč offers a rare combination of generous land, substantial existing accommodation and a highly desirable Istrian coastal location. With the Adriatic Sea only approximately 3 km away, it represents an opportunity to create a multi-unit residential property in one of the most established areas of the Croatian coast.

Ref: RE-U-49863

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: Garage, Storage, Garden, Detached, Urbanized, Modern

Common

Bedrooms:	11
Bathrooms:	5
Finished sq. ft.:	422 sq m
Lot Size:	1369 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T3688/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-49863

