



Code :	01510
Location :	Poreč
House Type :	Detached house
Building size :	406 m ²
Lot size :	90 m ²
Distance from center :	0 m
Distance from sea :	0 m
Number of floors :	4
Number of rooms :	0
Number of bedrooms :	0
Number of bathrooms / WC :	0 / 0
Number of parking lots :	0
Year of construction :	1900
Energy efficiency :	Not specified
Adaptation required :	Yes

Price : 2.000.000 €

We present to you one of the most unique properties on the market – a detached historical beauty located on the western coast of Istria, right by the sea, waiting for a new owner to breathe new life into it. This house is not just a building; it is a witness of time, once a medical facility during World War II, and today a blank canvas for creating one of the most beautiful residences on the Adriatic.

Key features:

- Exclusive location, first row to the sea
- Detached historical house
- Four floors, each with over 100 m² of interior space
- Recently installed new roof and insulation
- Detailed “turnkey” project with conservation approval

The greatest value of this property lies in its preparation. A main and detailed design has already been obtained for transforming the house into a luxury villa.

Planned layout:

- Basement: wellness area with sauna and indoor pool, wine cellar, social space, and technical room
- Ground floor: entrance hall, spacious living room, kitchen with dining area and direct access to the sea, bathroom, and laundry area
- First floor: two luxurious bedrooms with uninterrupted sea views, two bathrooms, and a reading/relaxation area
- Attic: two exclusive bedrooms, each with its own walk-in wardrobe and bathroom

To preserve authenticity while meeting modern living standards, official



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conservation approval has already been secured.

Buying a historical property often comes with concerns about complex renovation – here, that concern is eliminated. The sellers offer full project management for the renovation.

With their supervision, trusted contractors, and knowledge of conservation requirements, your only task is to choose finishing materials and enjoy creating your new home.

This is a once-in-a-generation opportunity.

A property with this level of historical significance, location, and ready documentation is truly rare on the Adriatic coast.