

Stambeno-poslovni objekt s velikim potencijalom, Buje, Commercial property



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company Name: Europartner d.o.o.
Service Type: Selling
Additional Email: office@europartner.hr
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
Address: Mate Vlašića 20
Mobile: +385 98 923 6402
Phone: +385 52 433 268
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Stambeno-poslovni objekt s velikim potencijalom
Property for:	Sale
Property area:	523 m ²
Price:	950,000.00 €
Updated:	Jul 28, 2023

Condition

Condition:	Kept
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Buje
City area:	Momjan

ZIP code: 52460

Permits

Ownership certificate: yes



Additional information

Energy efficiency: In preparation
Infrastructure: Water, Sewage

Description

Description: In a tame and indigenous Istrian village near Momjan is located this charming restaurant that we offer for sale. It was opened in 1999 and since then it has delighted with its hospitality and traditional cuisine. It is located 3km from Buje and 15km from Umag. The whole building is located on a plot of 3500 m². It consists of a tavern, 5 rooms with private bathrooms, 2 apartments each of 50 m², swimming pool and sun deck, courtyard with olive trees, covered terrace and ancillary facilities. The area of residential and used space is 660 m². The tavern can accommodate about a hundred people, and the spacious parking lot allows for larger groups of tourists, as well as the reception of buses. In the continuation of the tavern there are 5 bedrooms with a beautiful view of the vineyard and herbs. Each bedroom has a large double bed, bathroom with shower and toilet, television, air conditioning and refrigerator. The entrance to the rooms is adorned with a terrace covered with beautiful vines that provide natural shade. In the middle of the yard is a swimming pool with sun deck. Not far from our beautiful restaurant there is a forest, a famous picnic spot for recreationists, especially cyclists, as there are several bike trails of varying degrees of difficulty. Also nearby is the famous Parenzana hiking trail that runs through beautiful landscapes all the way to medieval towns and their historical sites. Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded. Custom ID: E-132 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 498477
Agency ref id: E-132
Contact phone: +385 (98) 939-9652