

## Poslovno stambeni prostor u Istri, Umag, 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  
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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:	Poslovno stambeni prostor u Istri
Property for:	Sale
Office space type:	catering
Property area:	300 m <sup>2</sup>
Price:	2,000,000.00 €
Updated:	Jul 28, 2023

### Condition

Condition:	Kept
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Umag

City area: Umag  
ZIP code: 52470

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation



## Parking

Number of parking spaces: 2

## Description

Description: A catering facility with a well-established successful business and apartments is for sale. The property is located first row to the sea, has approx. 112 m<sup>2</sup> of office space and two habitable apartments located on the first and second floors of a house of approx. 187 m<sup>2</sup>. The office space is currently intended for a restaurant. It consists of a hall, kitchen, pantry, four toilets, chambers and wardrobes. On the first floor there is a living room with a kitchen and a wonderful view directly to the sea, two bedrooms with a bathroom and a covered terrace that is large enough to stay on it in the summer months. On the second floor, which is designed as a mansard, there are three bedrooms, a bathroom, a living room and a closed terrace with a view of the sea. This commercial-residential building is an excellent investment for tourism and catering, given that it is located right on the sea and in a very attractive location. Custom ID: D-045 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: 505012  
Agency ref id: D-045  
Contact phone: +385 (91) 268-2467