

Istra, Poreč, poslovna hala na atraktivnoj lokaciji, Poreč, 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: Istra, Poreč, poslovna hala na atraktivnoj lokaciji
Property for: Sale
Property area: 579 m²
Price: 1,160,000.00 €
Updated: Jul 17, 2024

Condition

Condition: Kept

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Poreč
City area: Poreč

ZIP code: 52440

Permits

Ownership certificate: yes



Additional information

Infrastructure: Water

Description

Description: We offer you for sale a hall that is within the scope of the detailed layout plan of the Poreč Service Zone. The building for economic and service purposes with a total area of 2966 m² is located on a plot of land of 4714 m². Considering the area of the building plot of 2966 m², the built-up coefficient is 0.78 (78%), i.e. 2313 m² of the largest permitted floor plan of the building on the plot. Utilization coefficient: 2.0 (200%), i.e. 5932 m² of the total construction gross area of the building on all floors. Permitted number of above-ground floors: 3 (P+2), with the possibility of building one or more basement floors. Permitted total height: 13 m. The distance of the building from the planned border of the building plot to the south is 7 meters, and on other borders the distance is 0 meters, so it can be built on the planned border of the building plot. It is possible to buy the hall as a piece or in parts. Hall 1 covers an area of 578.61 m² and has a yard of 753.24 m². This property is a unique opportunity due to its extremely attractive location. Custom ID: D-236 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: 624913
Agency ref id: D-236
Contact phone: +385 (91) 268-2467