

ISTRA - PLOMIN, kuća od 270 M2, poslovna i stambena mogućnost, Kršan, House



Seller Info

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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs (Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

Listing details

Common

Title:	ISTRA - PLOMIN, kuća od 270 M2, poslovna i stambena mogućnost
Property for:	Sale
House type:	detached
Property area:	270 m ²
Lot Size:	500 m ²
Number of Floors:	2

Bedrooms: 106
Bathrooms: 3
Price: 420,000.00 €
Updated: Oct 04, 2024

Condition

Last renovation: 2024

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Kršan
City area: Plomin
ZIP code: 52232

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Garage: yes

Description

Description: ISTRIA - PLOMIN, DETACHED HOUSE WITH THREE RESIDENTIAL UNITS, GARAGE AND BUSINESS SPACE, OPPORTUNITY! Halfway between Rijeka and Pula, in the historic Istrian town of Plomin - the ancient Flanona, elevated above the beautiful fjord, Plomin Bay, for sale is an excellent property with a lot of potential for life and business. It is a detached, newly renovated house consisting of two floors, and a separate building - business premises, located on a land plot of 500 m2. The residential part, the main house with the total living area of 220 m2 consists of the upper floor where there are two accommodation units - two apartments categorized as 4* apartments, completely decorated and furnished with quality custom-made furniture. The first apartment has two bedrooms and can accommodate up to 5 people and the second apartment has one bedroom and can accommodate 2+2 people. Each apartment has a bathroom and a separate toilet and a balcony, and in front of the house on the

terrace there is a sunbathing area and a place for rest and socializing. There are also two parking spaces. On the lower floor of 105 m² there is a three-room apartment with a large terrace and a garage from which you can enter directly into the apartment. There is also a pergola and a barbecue. The apartment is being renovated, it is currently in the final stage. Everything is air-conditioned, and for the winter there is an additional chimney and solid fuel stove. On the side is a small laundry room with a separate entrance. On the garden planted with Mediterranean plants, it is possible to build a swimming pool or install a jacuzzi, a bio garden, a children's playground, etc. The house has a new roof with 15 cm thick insulation, new four-layer PVC joinery and a new facade, so it is suitable for living all year round, not only in the summer period. A separate building under the house, multipurpose business space, has an area of 50 m². Depending on the wishes and needs of the future owner, and thanks to its frequent location on the Rijeka-Pula main road, it is suitable for any kind of shop or workshop, atelier, catering facility, birth center, hostel or additional accommodation, storage space... Nearby is one of the 5 inspiring viewpoints in Istria - the Plomin viewpoint on a 245 m high cliff above the Kvarner Bay with a unique view, and the scents of immortelle, rosemary, sage and laurel will not leave you indifferent. Behind the building rises Plominska gora with a hiking trail and an interesting hiking destination. A 20-minute drive away is the tourist town of Rabac - the pearl of Kvarner with the most beautiful beaches of Istria. Other natural attractions are not far away: the Brijuni Islands, Cape Kamenjak and the Medulin Archipelago, the Lim Channel, the Mramornica Cave, the Kingdom of Feština, the Baredine Cave and the Pazin Cave with a zip line, the Motovun Forest, the Učka Nature Park. Nearby is the small town of Brseč with the most beautiful beach in Kvarner - Klančac beach and the ferry port for the islands of Cres and Lošinj. There are two restaurants in the town, a beautiful beach with a beach bar on the coast, and all facilities are 10 minutes away by car in the town of Labin, while Opatija and the Riviera are half an hour's drive away. The house has all the proper documentation, a use permit. Clear ownership. Opportunity! For more information and a viewing appointment, call: +385/99/320-0011 ID CODE: 15126

Additional contact info

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