

## 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  
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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: Istra, Poreč, poslovna hala na atraktivnoj lokaciji  
Property for: Sale  
Property area: 317.69 m<sup>2</sup>  
Price: 650,000.0 €  
Updated: Nov 13, 2024

### Condition

Condition: Kept

### Location

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

ZIP code: 52440



## 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 m<sup>2</sup> is located on a plot of land of 4714 m<sup>2</sup>. Considering the area of the building plot of 2966 m<sup>2</sup>, the built-up coefficient is 0.78 (78%), i.e. 2313 m<sup>2</sup> of the largest permitted floor plan of the building on the plot. Utilization coefficient: 2.0 (200%), i.e. 5932 m<sup>2</sup> of the total construction gross area of the building of 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 3 covers an area of 317.66 m<sup>2</sup> and has a yard of 163.40 m<sup>2</sup>. This property is a unique opportunity due to its extremely attractive location.

## Additional contact info

Reference Number: 681789  
Agency ref id: D-243  
Contact phone: +385 (91) 268-2467