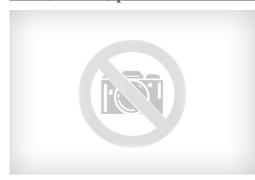


Istra, Poreč, poslovna hala na atraktivnoj lokaciji, Poreč, Commercial property



Seller Info

Name: Agencija Europartner

First Name: Agencija Last Name: Europartner

Europartner d.o.o. Company

Name:

Service Type: Selling

office@europartner.hr Additional

Email:

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

317.69 m² Property area: 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 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 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 m2 and has a yard of 163.40 m2. 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