EURO PARTNER
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Code :	00201
Location :	Poreč
Building area :	579 m2
Floor :	Ground floor
Distance from the center :	800 m
Distance from the sea :	800 m

Price : 1.160.000 €

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes

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.