



<b>Code :</b>	00204
<b>Location :</b>	Poreč
<b>Building area :</b>	528.89 m <sup>2</sup>
<b>Distance from the center :</b>	800 m
<b>Distance from the sea :</b>	800 m

**Price :** **1.060.000 €**

#### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

#### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
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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 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 2 covers an area of

528.89 m<sup>2</sup> and has a yard of 486.87 m<sup>2</sup>.

This property is a unique opportunity due to its extremely attractive location.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.