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| <b>Codice :</b>                   | 00205                 |
| <b>Località :</b>                 | Parenzo               |
| <b>Superficie dell'edificio :</b> | 317.69 m <sup>2</sup> |
| <b>Distanza dal centro :</b>      | 800 m                 |
| <b>Distanza dal mare :</b>        | 800 m                 |

**Prezzo :** **650.000 €**

#### INFRASTRUTTURA

|                      |    |
|----------------------|----|
| <b>Elettricità :</b> | Sì |
| <b>Acqua :</b>       | Sì |

#### DOCUMENTAZIONE

|                                   |    |
|-----------------------------------|----|
| <b>Certificato di proprietà :</b> | Sì |
|-----------------------------------|----|

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.