



Istra, Buje, residential and business house 750m2 in the center of the town

Croatia, Istria

Price:	€ 1 687 500
Object type	House
Market	New building
Bedrooms	3
Number of rooms	3
Land area	666 m2
Area	750 m2
Category	For sale



Istra, Buje, in an excellent location, a residential-commercial house with a total area of approximately 750m2.

The house consists of a new and old part, with the old stone part spanning two floors and the newly added part spanning three floors. The new addition was constructed in 2006.

At the front of the house, you enter the commercial space on the ground floor. It consists of two rooms designed as office space with a gallery above and exhibition space on two floors, totaling 110m2 + 30m2 + 60m2.

In the rear part of the house, there is a warehouse of 130m2 with a separate entrance for vehicles and a basement/workshop of 130m2, also with a separate delivery entrance. In the rear part of the house, on the first floor (newly built part), there are two commercial spaces of 130m2, one of which has a toilet and kitchen and is currently leased. The entire building is interconnected, allowing passage through the entire house, with a separate entrance for each space.

In one part of the house, between the old and new spaces, an opening for an elevator has been constructed, providing many possibilities for the future owner.

In the front part of the old section of the house on the first floor, there is a 110m2 apartment separated by a separate staircase and entrance. The apartment consists of an entrance hall dividing 3 bedrooms, a living room, a kitchen with a dining area, a bathroom, and a toilet, as well as two terraces on each side of the house.

The old commercial space is equipped with aluminum profiles, ceramic tiles, marble stairs, and a glass railing, while laminate flooring is installed in the new section. The commercial spaces are equipped with three-phase electricity and water.



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+ 37129642499

The property, as such, offers various possibilities, from a polyclinic, mini-hotel, tasting room to a commercial or residential building.

For more information, we are at your disposal.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WatsApp)

E-mail: alina@mgroup.lv