

# Commercial property

Poreč, Istria



<b>Ref</b>	RE-U-46476
<b>Type</b>	Commercial property
<b>Region</b>	Istria > Poreč
<b>Location</b>	Poreč
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Floorspace</b>	274 sqm
<b>Plot size</b>	359 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 890 000

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## Prime Investment Opportunity: Commercial Building with Restaurant and Guest Rooms Near Poreč!

Seize a rare opportunity to own a turnkey business in the heart of the Istrian peninsula, located just 5 km from the sun-drenched beaches and vibrant center of **Poreč**. This versatile commercial property spans a total of **274 m<sup>2</sup>** and is perfectly positioned to capitalize on Croatia's booming tourism and gastro-tourism sectors. Nestled in a peaceful suburban neighborhood surrounded by nature and luxury holiday villas, this estate offers the ideal balance of Mediterranean tranquility and seamless access to urban amenities.

## Poreč: A World-Class Destination for Living and Business

Poreč is far more than a summer getaway; it is a UNESCO-protected jewel and one of the most prestigious investment hubs on the Adriatic. Home to the world-renowned Euphrasian Basilica, the city artfully blends ancient Roman history with modern, high-end infrastructure. Known for its "city tailored to human needs" philosophy, Poreč offers a safe, tax-friendly environment with a high quality of life that attracts international visitors year-round. Investing in the Poreč suburbs ensures a steady flow of clientele seeking authentic Istrian experiences away from the city noise but within minutes of the coast.

## Property Layout and Professional Catering Facilities

Constructed on a meticulously landscaped and fully fenced **359 m<sup>2</sup> plot**, this two-story building is designed specifically for catering and tourism excellence.

The ground floor houses a **fully operational and high-capacity restaurant**. **The interior service area comfortably accommodates 60 guests**, while the spacious terrace and courtyard provide an additional 60 seats for al fresco dining. The kitchen and preparation areas are outfitted with professional-grade catering equipment, high-end appliances, and cold storage facilities, meeting all modern industry standards and legal permits. This floor also includes three bathrooms—dedicated facilities for both guests and staff—and ample storage space.

## Boutique Accommodation and High ROI Potential

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The first floor is dedicated to guest comfort, featuring four elegantly furnished bedrooms, each with its own private, modern bathroom. These units are ready for immediate rental, providing a dual-income stream from both hospitality and gastronomy. With the Adriatic Sea just a short 5 km drive away, these rooms are highly attractive to travelers looking for a boutique stay in the Istrian countryside. This property represents a "ready-to-operate" investment with no additional capital required, making it a premier choice for entrepreneurs looking to step into the thriving Croatian hospitality market.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## Property advantages:

Storage  
Urbanized  
Modern

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