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|-----------------------------------|---------------------|
| <b>Code :</b>                     | 00918               |
| <b>Location :</b>                 | Vrsar               |
| <b>House Type :</b>               | Semi-detached house |
| <b>Building size :</b>            | 374 m <sup>2</sup>  |
| <b>Lot size :</b>                 | 1214 m <sup>2</sup> |
| <b>Distance from center :</b>     | 0 m                 |
| <b>Distance from sea :</b>        | 500 m               |
| <b>Number of floors :</b>         | 2                   |
| <b>Number of rooms :</b>          | 5                   |
| <b>Number of bedrooms :</b>       | 3                   |
| <b>Number of bathrooms / WC :</b> | 2 / 2               |
| <b>Number of parking lots :</b>   | 4                   |
| <b>Year of last adaptation :</b>  | 2020                |
| <b>Energy efficiency :</b>        | Not specified       |
| <b>Balcony :</b>                  | Yes                 |
| <b>Internet :</b>                 | Yes                 |
| <b>Climate :</b>                  | Yes                 |
| <b>Heating :</b>                  | Yes                 |
| <b>Furnished :</b>                | Yes                 |
| <b>Depository :</b>               | Yes                 |
| <b>Outdoor kitchena :</b>         | Yes                 |
| <b>Current implemented :</b>      | Yes                 |
| <b>Conducted water :</b>          | Yes                 |
| <b>Sewage implemented :</b>       | Yes                 |
| <b>Asphalted :</b>                | Yes                 |

**Price :** 1.000.000 €

In a beautiful tourist place not far from Porec, for sale is a house with a well-established restaurant on the ground floor of 235 m<sup>2</sup>, and two separate apartments on the first floor.

The restaurant consists of a brand new kitchen, a special part for preparing pizza with a bread oven, two halls, a large terrace, men's and women's toilets, and storage.

The total capacity of the restaurant is 150 - 200 seats. The restaurant is very well established and is open almost all year round.

Upstairs above the restaurant are two separate apartments. The first apartment of 97 m<sup>2</sup> consists of 2 bedrooms, a bathroom, kitchen, dining room with living room, and a large terrace of 41.67 m<sup>2</sup>.

The second apartment of 41.5 m<sup>2</sup> consists of one bedroom, kitchen with living room, and bathroom.

This property can return the invested money to future owners in a short time.