ID: 3417

HIGHLY FURNISHED BUSINESS SPACE IN A BUSY LOCATION

Premantura, Medulin

710,000 €
7,100 €/m^2





Premantura – an exceptional business opportunity in one of the most sought-after destinations in Istria

Located in the very south of Istria, within the Municipality of Medulin, Premantura is one of the most recognizable tourist destinations on the Adriatic. Thanks to its untouched nature, close proximity to Cape Kamenjak, crystal clear sea and developed tourist offer, it attracts a large number of domestic and foreign guests year after year. During the summer season, the place is exceptionally lively, while thanks to the active local community and facilities available

throughout the year, it remains attractive even outside the main tourist months, making it an excellent location for successful business.

In the very center of Premantura, a completely renovated 100 m2 catering business space is for sale, which stands out for its quality of execution, functionality and pleasant ambiance. Upon entering, it is already evident that every detail has been carefully thought out - from modern ceramic floors and aesthetically decorated sanitary facilities to a functionally organized bar that allows for efficient work with a small auxiliary room. The space has been fitted with high-quality PVC joinery with partial remote control, and sun shades have been installed on the windows, which further contribute to the comfort and pleasant atmosphere. The space is given special warmth by the pleasant ambient ceiling lighting, while the exceptionally beautiful and high-quality furniture materials in the interior create an impression of elegance and refinement. The air conditioning is also well-designed and well-installed. Thanks to the large openings, the space is abundant in natural light and provides an airy and pleasant impression with a view.

The exceptionally good capacity of approximately 80 to 100 seats represents an additional value of this property and opens up significant business potential during the tourist season. Located in one of the most frequented locations in Premantura, the facility operates throughout the year, while in the summer months, demand regularly exceeds available capacity.

Excellent microlocation
Close to the center - frequent location
Ground floor - easy accessibility
Visible location - contributes to business

This is not just a business space, but an established catering facility with a recognizable identity, a quality story and a pronounced character. A lot of time, love, effort and financial resources have been invested in its renovation, with no expense spared on the quality of execution or the selection of materials. It is ideal for a future owner who wants to take over a successful business and continue to develop this quality catering family story in one of the best locations in southern Istria. A space that is made to live and work so that the spirit and charm of it provide people who stay inside with relaxing moments and memories that they will surely remember.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Premantura, Medulin	PROPERTY ID	3417
PRICE	710,000 €	TYPE	Office space
OFFICE TYPE	Catering	AREA	100 m²
YEAR BUILT	-	YEAR RENOVATED	2025.
ORIENTATION	-	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	270 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Aluminum, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Very good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Infrastructure

- Electricity
- Water
- Sewerage

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