



Location :	Novigrad
Code :	05762
Object area :	91.00 m2
Land area :	0.00 m2
Distance from center :	2500 m
Distance from sea :	2500 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	1
Number of bathrooms :	1
Year of construction :	2004
Additional building potential :	No

Price :	3.742.500 Kn
Price :	499.000 €

In the immediate surroundings of Novigrad, in a peaceful location, this commercial property with a total area of 91 m² is for sale. Situated on the ground floor, the premises are fully equipped for hospitality and food-service activities.

The property has a functional layout and is suitable for use as a restaurant, traditional Istrian tavern, casual dining venue or fast-food establishment, depending on the future owner's business concept.

The main guest area is equipped with an attractive stone bar, tables and chairs, as well as a separate guest toilet. The hospitality area is complemented by a functional kitchen and an additional summer kitchen, allowing for efficient organization, particularly during the busy summer season.

The property also includes a storage room and a separate staff area, providing the essential supporting facilities required for the daily operation of a hospitality business.



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An additional advantage is the smaller summer terrace, ideal for serving guests outdoors and creating a pleasant Mediterranean atmosphere during the warmer months.

Thanks to its ground-floor position, to...