



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	28948
<b>Location :</b>	Bale
<b>Building size :</b>	252 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	5000 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2002
<b>Energy efficiency :</b>	Not specified
<b>Air conditioning system :</b>	Yes

**Price :** 590.000 €

In the historical center of Bale, there is a unique residential-commercial property that combines a pleasant family life with a successfully developed hospitality business. The property represents an excellent opportunity for continuing operations, a tourist investment, or a combination of private and business space in one of the most charming locations in Istria.

The total residential-commercial area is 252.45 m<sup>2</sup> and is distributed over three levels.

The ground floor features a fully equipped hospitality space with a long-standing successful business. The business area, measuring 89.90 m<sup>2</sup>, consists of a guest serving area, a hallway with access to guest restrooms, two storage rooms, a professionally equipped workshop for making pastries and ice cream, a cooling room, and a staff locker room with a restroom and shower. The property is sold with complete high-quality pastry equipment, allowing the future owner to continue operations with minimal investment.

An internal staircase, with possible access from the back of the building, leads to the residential part.

The first floor, measuring 97.90 m<sup>2</sup>, consists ...