

## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2731
<b>Location :</b>	Umag
<b>Building size :</b>	750 m2
<b>Lot size :</b>	1064 m2
<b>Garden size :</b>	314 m2
<b>Distance from center :</b>	8 m
<b>Distance from sea :</b>	1.5 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	10
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Alarm :</b>	Yes
<b>Condition :</b>	Renovated
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1995
<b>Year of adaptation :</b>	2021

Price : 1.000.000 €

In the picturesque and idyllic Frančeskija, just a step away from the prestigious Petram and Skiper residences, lies this fascinating detached house, which hides an incredible beer production facility.

This production building, located on an area of

1064m2, and a total area of

750m2, is equipped with a state-of-the-art beer production system. The system, worth 330,000Eur, was purchased and installed by leading Hungarian beer production experts. The facility boasts an impressive production capacity of 8,000-10,000L of beer per month, guaranteeing top quality.

The fully automated system facilitates, accelerates and improves the quality of production.

The first floor of the spacious area of

443m2 houses the entire logistics and production, including employee bathrooms, office space, as well as the production,

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which is divided into three rooms. In addition, there is a catering facility on the first floor with an equipped kitchen and a beer tasting room.

Using internal stairs and a freight elevator, we reach the 307m<sup>2</sup> basement, where the entire production warehouse is located, as well as a cold storage room for sensitive ingredients.

In addition, the yard extends to 314 square meters and includes a parking space that can easily accommodate 15-20 cars.

One of the great advantages of this production is the possibility of expansion, as there is enough space to add new systems that would increase the annual beer production. An additional advantage is the exceptional location of the production, easily accessible to all types of transport, and only 8km from the Istrian Y, the highway that connects the whole of Istria and facilitates distribution.

The possibilities for expanding distribution are not limited to Istria, but can easily extend to neighboring countries - Slovenia 15km away, Italy 40km away, and Austria 200km away.

If you are attracted to this specific and in modern times very sensitive, but highly valued business of beer production, this is an ideal opportunity.