

Commercial property

Rovinj, Istria



Ref	RE-AB-TUR101
Type	Commercial property
Region	Istria > Rovinj
Location	Rovinj
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	618 sqm
Price	€ 1 800 000

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Charming Seaside Lounge Restaurant in super-popular Rovinj!

This ambient lounge restaurant offers a delightful experience with its 100 m² indoor dining area, which includes 95 seating places, a spacious kitchen, a separate pizza kitchen, and restrooms.

It also features a large 520 m² terrace with 100 additional seating places, a stage, and space for loungers.

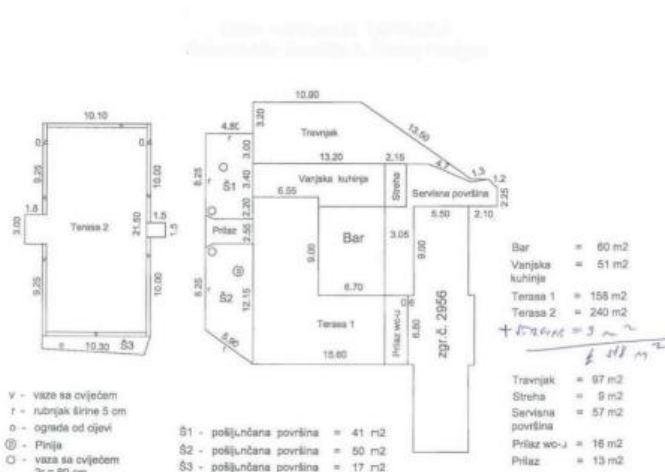
The property includes three staff accommodation apartments and a parking area.

Recently renovated in 2022, the restaurant is leased until 2030 with the option to extend. It operates successfully throughout the entire season and pre-season, offering an exceptional menu and evening entertainment programs.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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