

Commercial property

Rovinj, Istria



Ref	RE-U-26328
Type	Commercial property
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	200 m
Floorspace	134 sqm
Price	€ 500 000

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Business premises in an exceptional location 200 meters from the sea in Rovinj!

In the heart of romantic Rovinj, an exceptional office space is for sale, ideally suited for catering-related activities.

This property has both residential and commercial potential, with the option to convert it into a residential unit as well.

The office space covers 134m², distributed between 79m² on the ground floor and approximately 55m² on the first floor.

It includes a main office area, a storage room, an employee room, a restroom, and a separate room on the first floor, which can serve as an office or be remodeled to expand the workspace.

Ownership is clear (1/1) with no encumbrances. The office space is sold as shown in the photos.

This commercial space, located in a highly visible and easily accessible area, offers an excellent opportunity for business due to its prime exposure.

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.

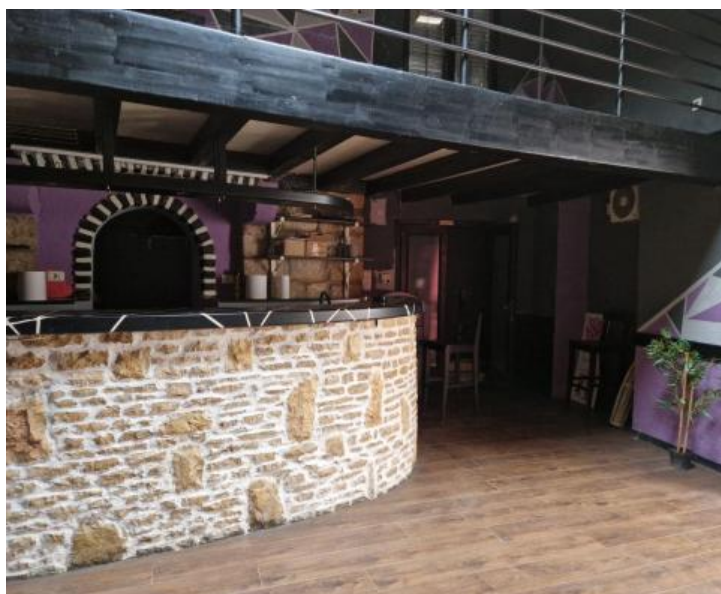
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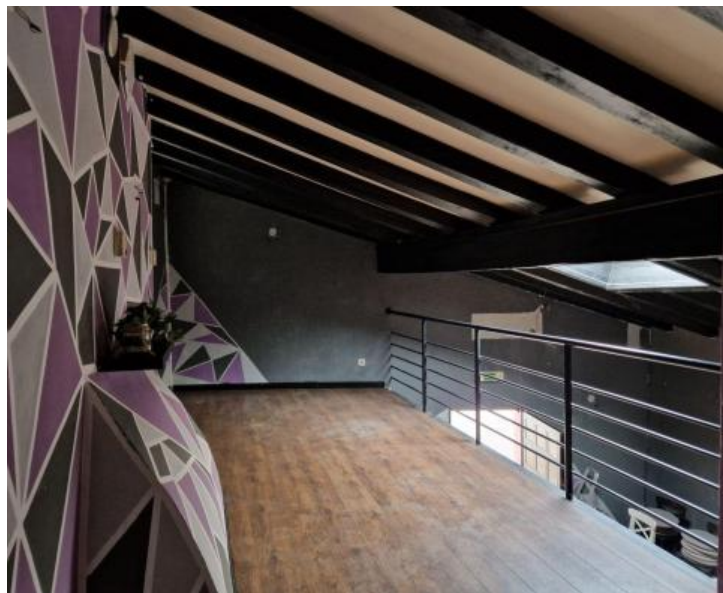
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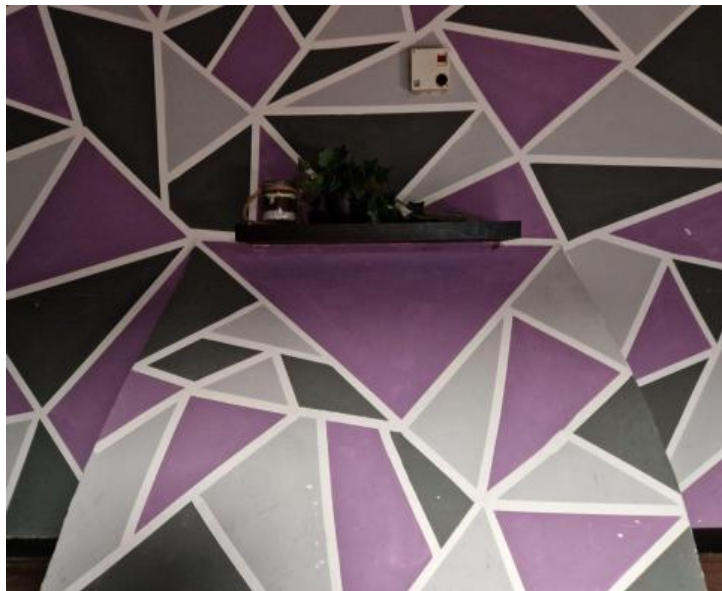
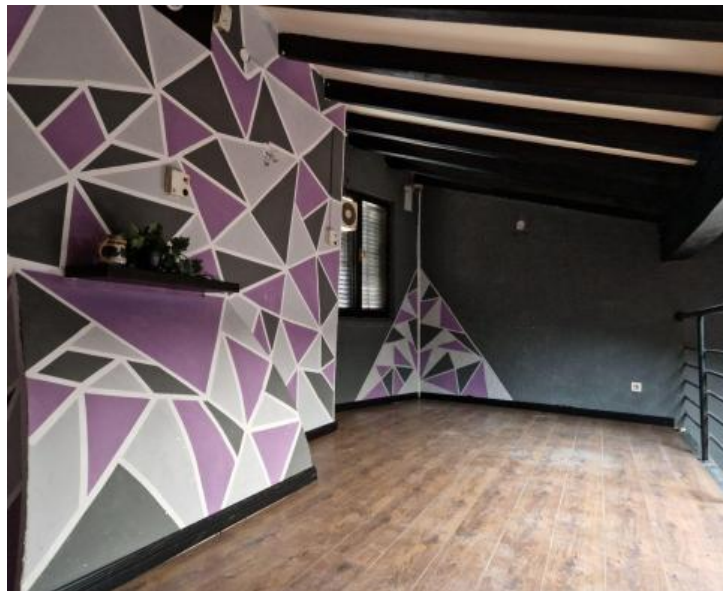
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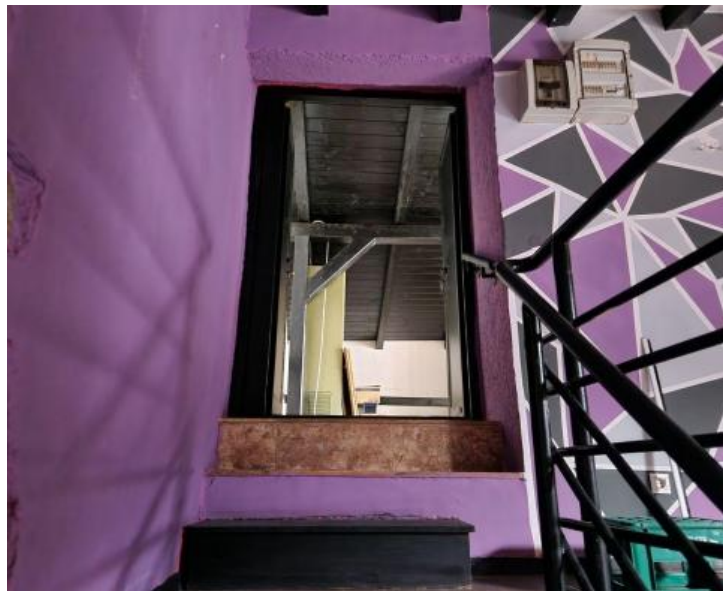
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