

Commercial property

Umag, Istria



Ref	RE-U-18946
Type	Commercial property
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes

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Distance to sea	20 m
Floorspace	149 sqm
Price	€ 475 000

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Business space in Umag, 20m from the sea!
Total area is 130 sq.m.

In the center of Umag, a commercial space is for sale, located right on the waterfront. The space was fully and meticulously renovated in 2021, which included insulation, air conditioning for heating and cooling, complete replacement of flooring, new exterior and interior carpentry, and updated electrical and plumbing installations.

Currently used as a restaurant, the space is located on the ground floor of a building. The 51 m² area consists of a spacious main room, a kitchen, and a restroom. Additionally, there is a 98 m² storage area that could also be converted into a commercial space. There is also an outdoor terrace.

This newly renovated property, situated in the heart of the historic city center with a view of the Umag waterfront, is an ideal investment opportunity. It can be a perfect restaurant, bar, club facility.

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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