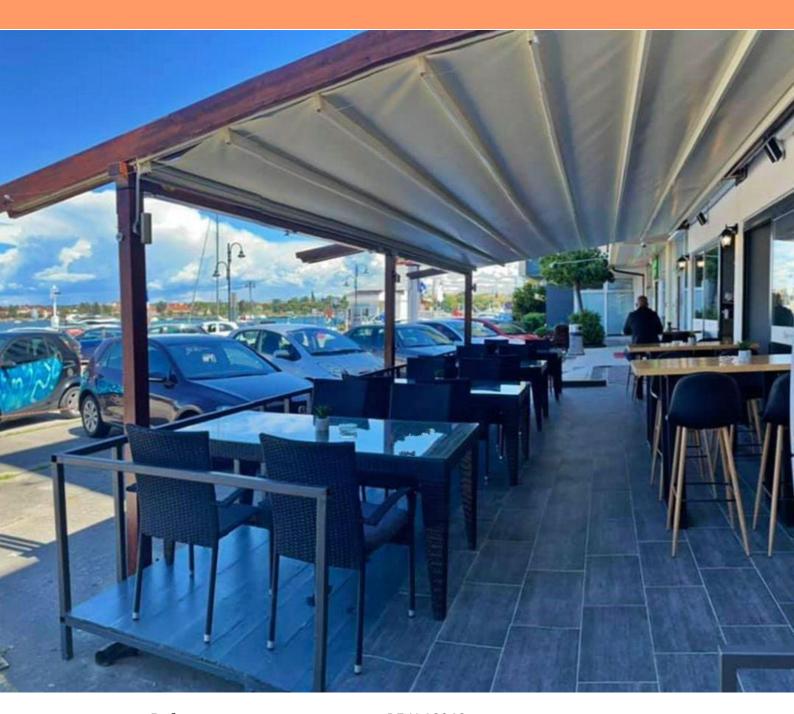
## Commercial property Umag, Istria





**Ref** RE-U-18946

**Type** Commercial property

**Region** Istria > Umag

LocationUmagFront lineYesSea viewYes

Tel: +385 91 357 3071 Viber, Whatsapp info@adrionika.com www.adrionika.com

## Commercial property Umag, Istria



Distance to sea20 mFloorspace149 sqmPrice€ 475 000

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## Commercial property Umag, Istria



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.

## **Commercial property**Umag, Istria





