

Commercial property

Kastav, Kvarner



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|-------------------------|---------------------|
| Ref | RE-U-35019 |
| Type | Commercial property |
| Region | Kvarner › Opatija |
| Location | Kastav |
| Front line | No |
| Sea view | No |
| Floorspace | 530 sqm |
| No. of bathrooms | 1 |
| Price | € 675 000 |

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Business space in Žegoti, Kastav!

Standalone Building 530 m² + Surrounding Land 800 m²

For sale is a mixed-use commercial and residential building in Kastav Žegoti, in close vicinity to Rijeka!

BASEMENT + GROUND FLOOR: The commercial space consists of a 230 m² ground floor area with restroom facilities, plus a 230 m² basement.

FIRST FLOOR: The first floor, located above the commercial area, features a 72 m² apartment with a living room and kitchen, two bedrooms, a bathroom, and a storage room.

The property has clear ownership with no encumbrances.

Excellent Infrastructure within 250 to 750 m: Convenient access to the bypass, bus station, post office, bank, sports center, medical clinic, pharmacy, restaurant, school, kindergarten, shopping center, and gas station.

A Property at an Excellent Price!

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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