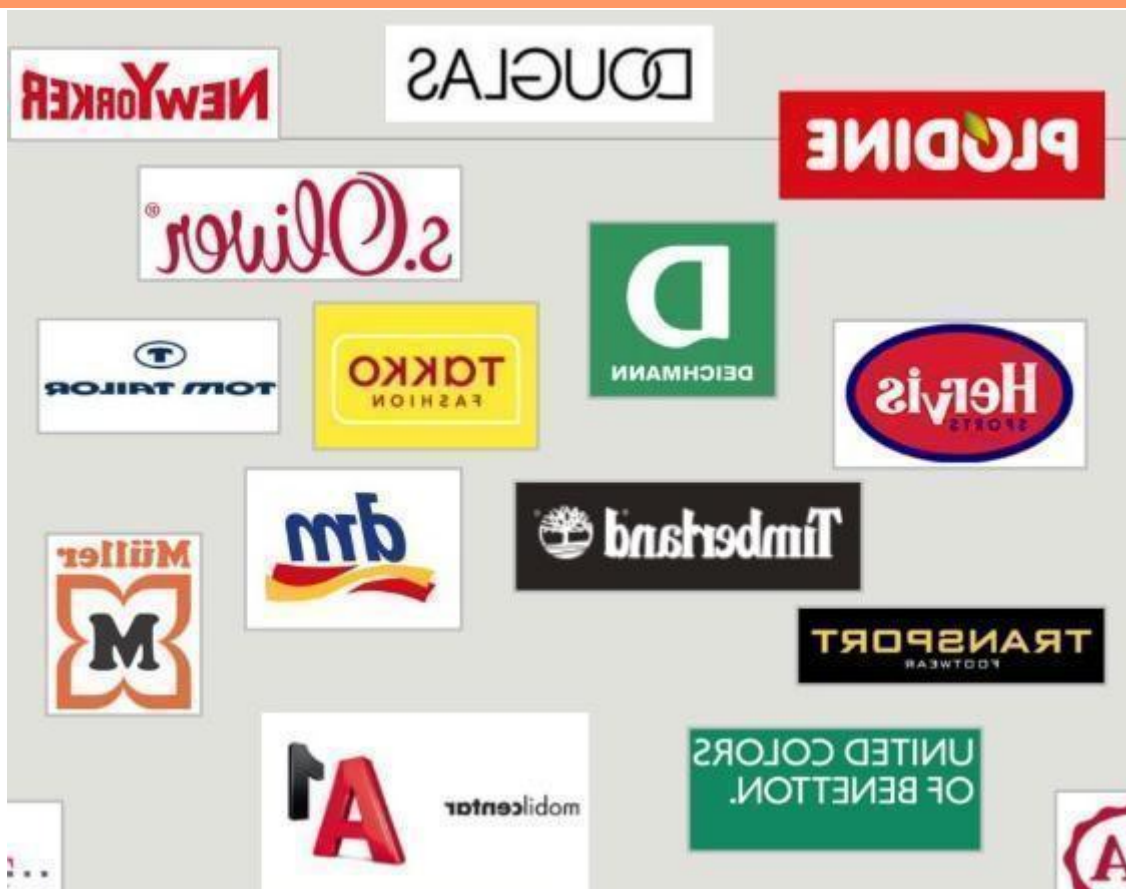


Commercial property

Rijeka, Kvarner



Ref	RE-AB-TR MALL
Type	Commercial property
Region	Kvarner › Rijeka
Location	Rijeka
Front line	No
Sea view	No
Distance to sea	600 m
Floorspace	60000 sqm
Price	Price upon request

Commercial property

Rijeka, Kvarner



One of the largest shopping malls for sale in Rijeka area!

Modern building launched in 2012 and perfectly functioning since then. Total floorspace is 60000 m². It has 100% occupancy and long waiting list to rent a space. Among the brands which are present in the trading centre there are C&A, H&M, S.Oliver, NewYorker, Tom Taylor, DM, Plodine, Timberland, A1 and many other international well-recognized brands.

Trading centre has 3 levels plus four levels of almost 780 parking spaces. There are additional cca 180 places for the cars outdoor.

Building has central water, waste water, electricity, gas, telephone, access road.

Perfect location next to major traffic arteries.

NOI is 4,3 mln euro. Current rendita is cca.7%.

It is possible to get a credit facility for 50 mln euro with own investors' input of 10 mln euro (under 2-3% per annum).

Price is 60 mln euro.

One of the best investment commercial properties in this area.

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

Rijeka, Kvarner



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