

Investment project

Rijeka, Kvarner



Ref	RE-AB-Bolnica
Type	Investment project
Region	Kvarner > Rijeka
Location	Rijeka
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	800 sqm
Plot size	843 sqm
Price	€ 750 000

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Exceptional investment property in highly popular Rijeka next to the hospital area!

Incomplete building of cca. 800 sq.m. on land plot of 843 sq.m. with office spaces on the ground floor, three garages, multiple storages, 6 apartments plus potentially 2-4 apartments.

Property was originally planned as a supplement to hospital with massage rooms and offices on the ground floor and doctor's apartments on the upper floor.

Now it can be converted into hostel or apart-building for people visiting their relatives in the hospital. Ideal location and clear marketing orientation.

Property description -

Lower level: free space of 83 sq.m., three garages of 18-19 sq.m. each, three storage spaces of 15 sq.m. 18 sq.m., 6 sq.m., 8 sq.m., 7 sq.m., 7 sq.m. 6 sq.m.

First floor: apartment of 2 bedrooms with 69 sq.m. plus apartment of 1 bedroom of 43 sq.m., plus apartment with 3 bedrooms of 115 sq.m.

Second floor: apartment of 2 bedrooms with 69 sq.m. plus apartment of 1 bedroom of 43 sq.m., plus apartment with 3 bedrooms of 115 sq.m.

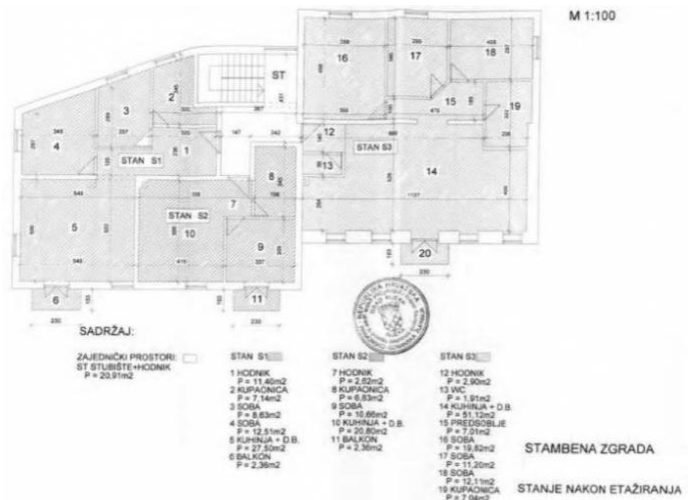
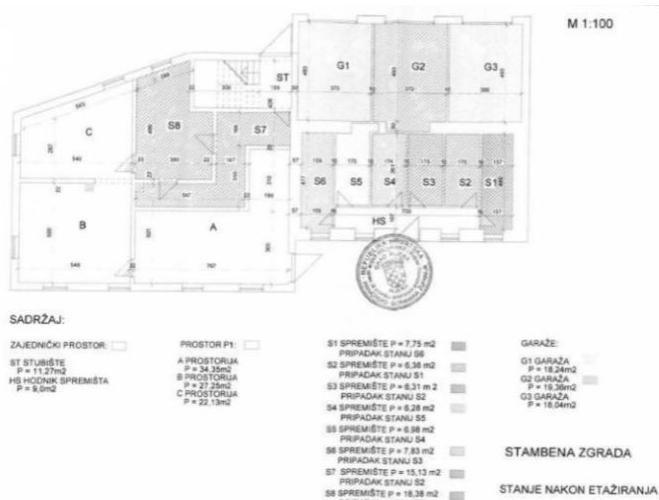
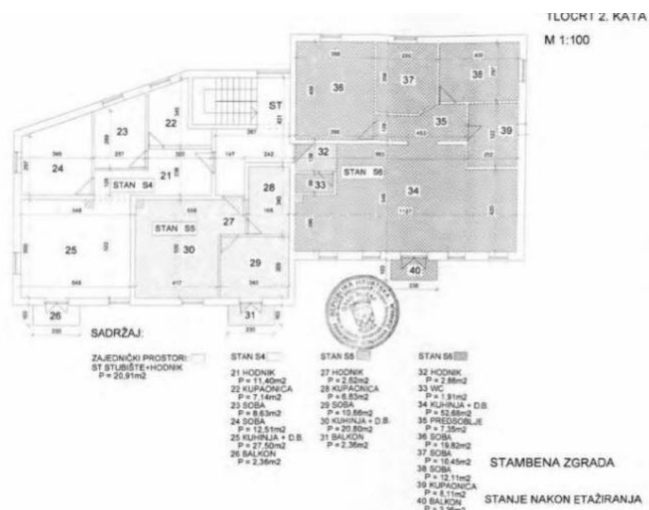
Attic: 125 sq.m. + 122 sq.m. (can be converted into 2-4 additional apartments)

NOTE: Official evaluation is 959 760 eur. The sales price is below official evaluation.

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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