

# Commercial property

## Rovinj, Istria



<b>Ref</b>	RE-U-18233
<b>Type</b>	Commercial property
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	66 sqm
<b>Price</b>	€ 420 000

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Unqieue chance!

Business space currently used as a restaurant in Rovinj, just 50 meters from the sea!

Total area is 66,68 sqm.

This office space was renovated in 2013 and has been working as a restaurant since then, and it extends over two floors, the ground floor and the basement.

Entering from the street leads to a hall with a bar and sanitary facilities, and the capacity of the hall is about 48 people.

The restaurant is meticulously decorated and attention was paid to every detail, and the total area is 66, 68 m2.

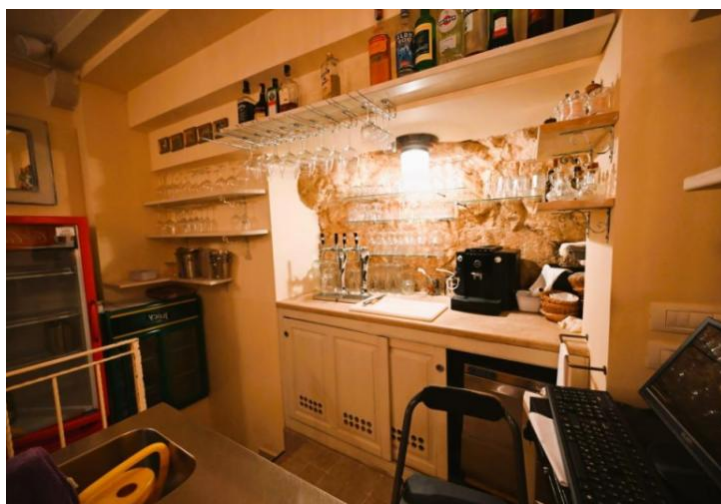
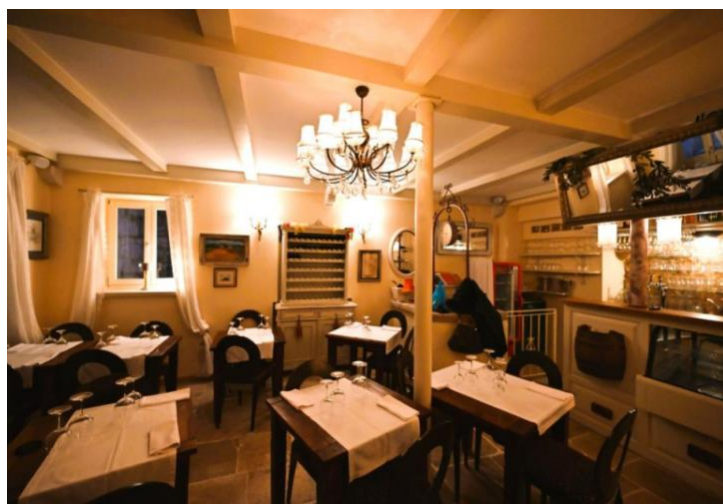
In the basement there is a kitchen, a pantry and a cloakroom for staff.

The restaurant is sold with a complete inventory for business, this facility falls under the category of trattorias - inns.

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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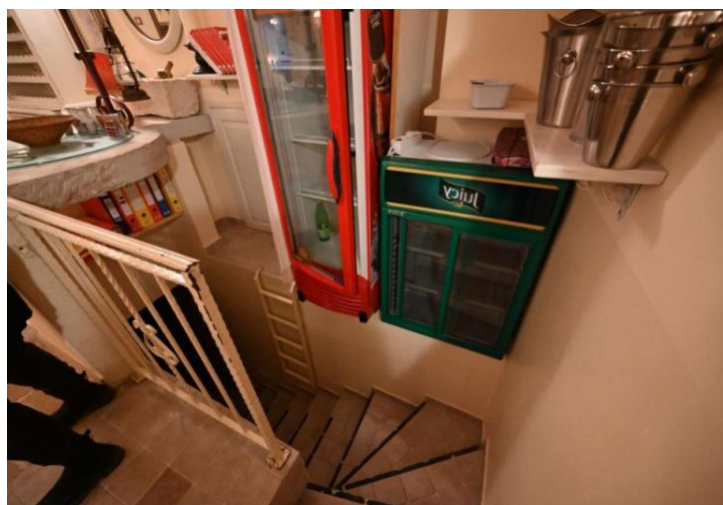
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