

Commercial property

Split, Dalmatia



Ref	RE-LB-IRO1345
Type	Commercial property
Region	Dalmatia > Split
Location	Split
Front line	No
Sea view	No
Floorspace	198 sqm
Price	€ 990 000

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Advantageous office space for sale in an attractive location in the wider center of Split, not far from the sea.

The area of the business space is 198 m² and is located on the ground floor with a window overlooking to the main road.

It is furnished and in very good condition with its own meter for electricity and water.
It is ideal for service activities, especially the banking sector.

The space has a long-term lease agreement (the lease period is from January 27, 2019 to January 27, 2029).

The bank is the lessee and annually pays over 65,000 euros + VAT.

Security is unquestionable, because the bank has been in that space for 12 years, and this is the second term of a ten-year lease.

This office space, with this contract, can be considered an excellent investment, considering today's interest rates lower than 1.00%.!

Perfect investment for Split!

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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