

# Commercial property

Oprtalj, Istria



|                         |                     |
|-------------------------|---------------------|
| <b>Ref</b>              | RE-U-24225          |
| <b>Type</b>             | Commercial property |
| <b>Region</b>           | Istria > Umag       |
| <b>Location</b>         | Oprtalj             |
| <b>Front line</b>       | No                  |
| <b>Sea view</b>         | No                  |
| <b>Floorspace</b>       | 1550 sqm            |
| <b>Plot size</b>        | 5230 sqm            |
| <b>No. of bedrooms</b>  | 28                  |
| <b>No. of bathrooms</b> | 28                  |
| <b>Price</b>            | Price upon request  |

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## Oprtalj, Istria



Medical centre in Oprtalj in central Istria!

It has total area of 1550 sq.m. Land plot is 5230 sq.m.

Centre is located in a secluded place surrounded by forest and rocks with a panoramic view of Motovun and Brdašac.

The property covers the ground floor, first and second floor.

It contains 28 rooms at the 4-star level (of a hotel type) with a polyclinic on the upper ground floor.

The hotel is located within the best spa in Istria and one of the best in Europe.

An opportunity to invest and continue medical type of tourism.

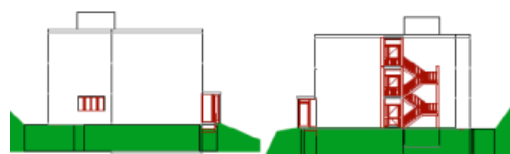
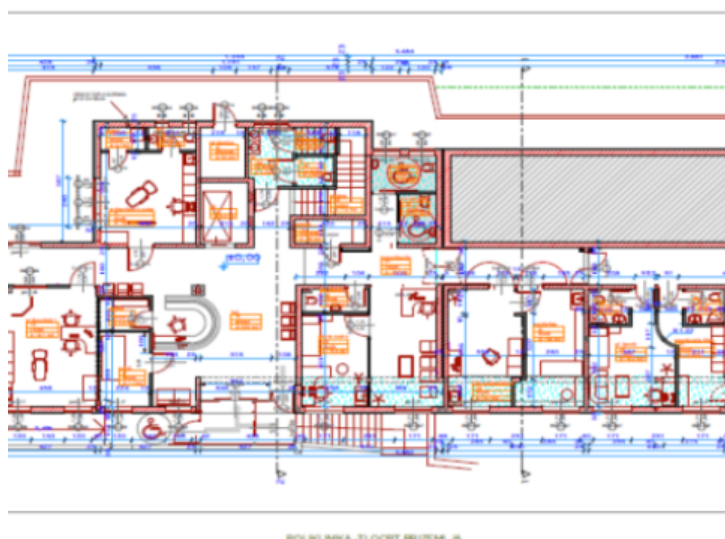
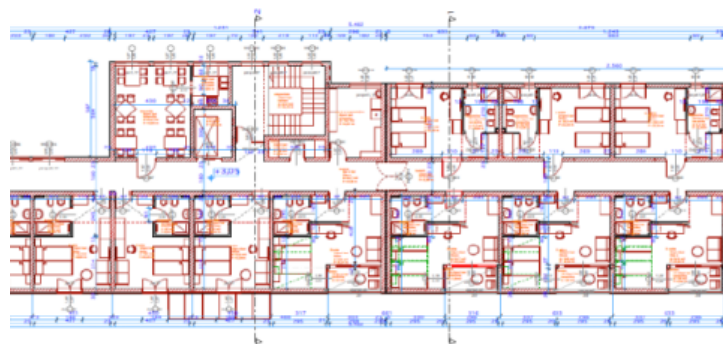
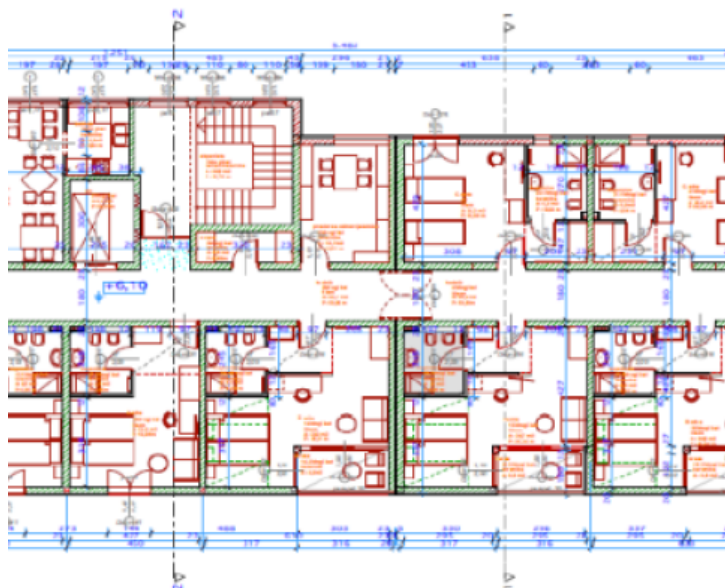
It can be used for a beauty clinic, rehabilitation centre, centre of psycho therapy.

There are many other options for the centre utilization.

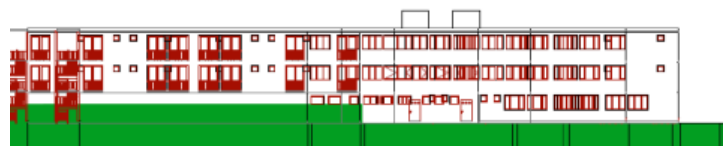
Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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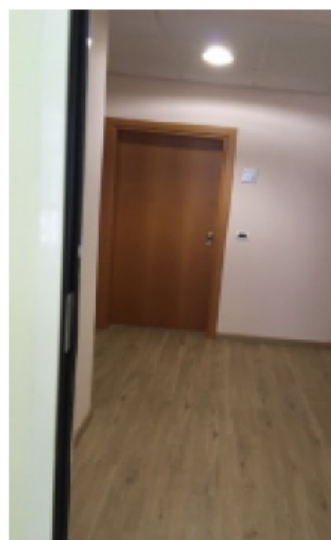
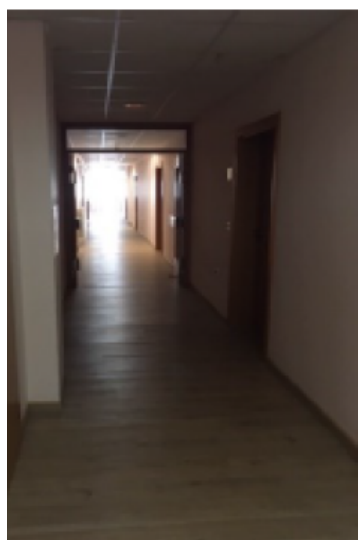
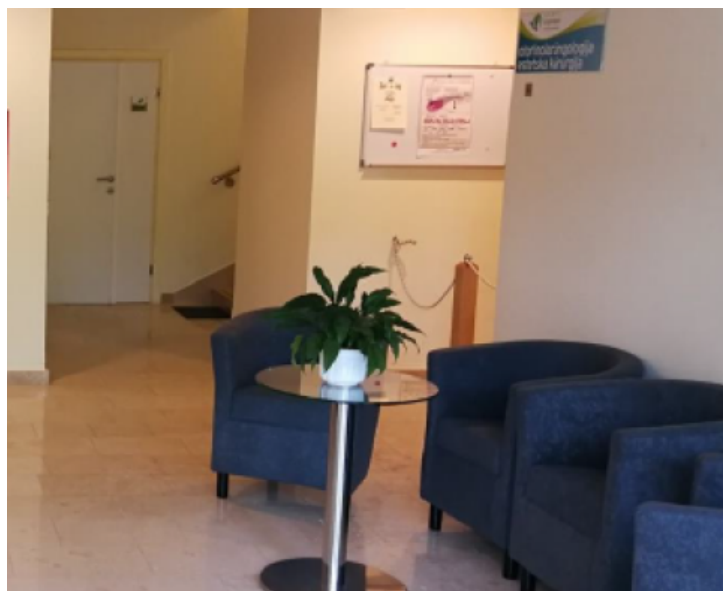


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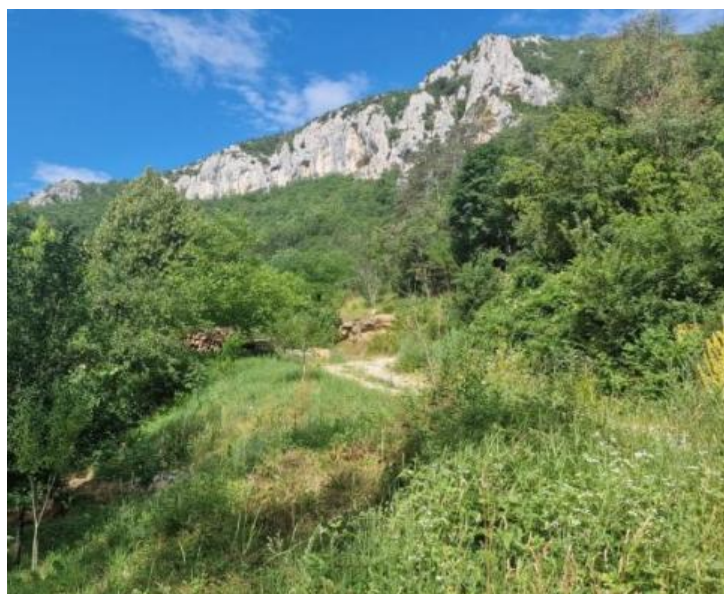
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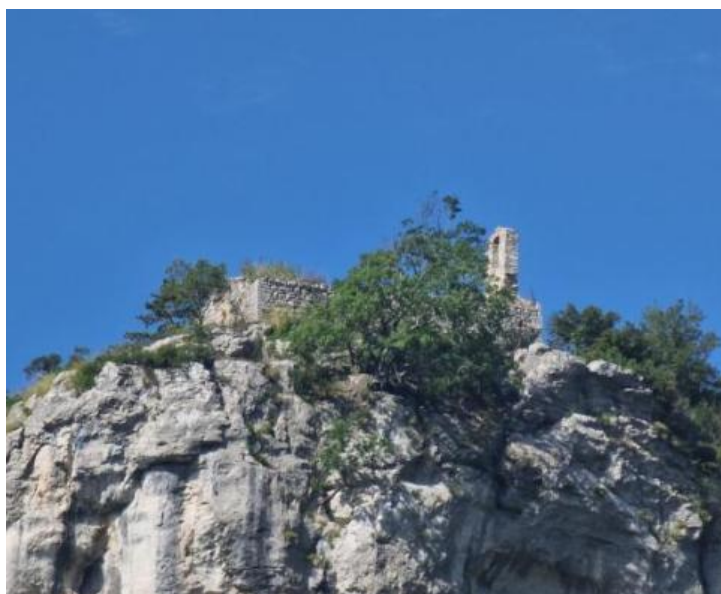
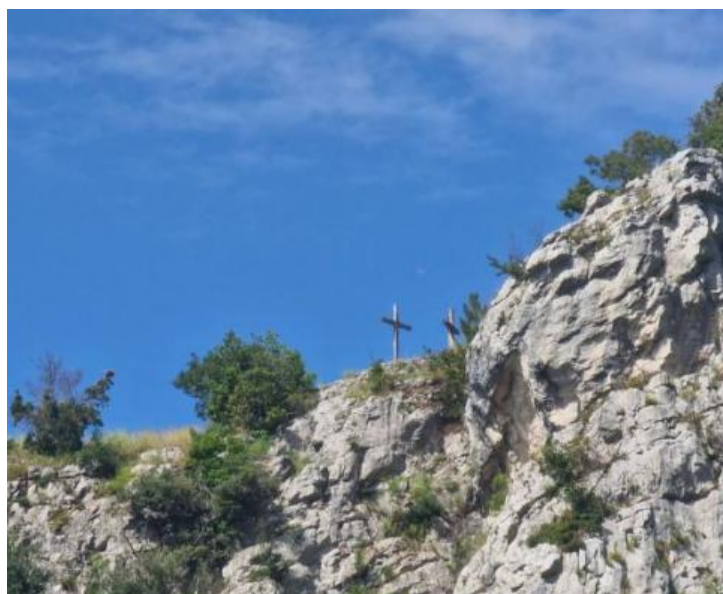
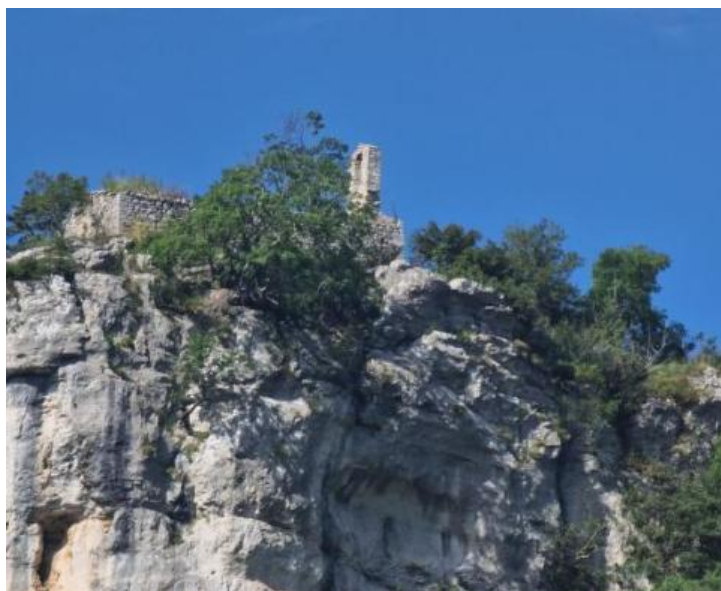
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