

Commercial property

Kraljevica, Kvarner



Ref	RE-U-37812
Type	Commercial property
Region	Kvarner › Rijeka
Location	Kraljevica
Front line	No
Sea view	Yes
Distance to sea	500 m

Commercial property

Kraljevica, Kvarner



Floorspace	1286 sqm
Plot size	4572 sqm
No. of bathrooms	2
Price	€ 1 850 000

High-Quality Warehouse in Kraljevica, Rijeka with Offices, Parking, and Logistics Space - Rare at the Market and Highly Demanded!

For sale: a commercial property in the industrial zone of Kraljevica, ideal for various business and manufacturing activities.

The ground floor features a 6-meter-high production and storage space, two offices, a WC, and a bathroom. The upper floor includes four smaller offices, two larger offices, an additional storage/production area (with the possibility of installing a freight elevator), a kitchen, and sanitary facilities.

The property sits on a total land area of 4,572 m², with a 3,932 m² yard and a 640 m² business hall spread over two floors.

Fully compliant with all necessary permits, this facility is located in a business-production zone with no operational restrictions.

Excellent transport connections include direct access to the A7 highway (Kraljevica exit), just 1 km away, ensuring fast and easy logistics. The urban plan allows for 80% plot development, offering potential for expansion.

The price is **€1,850,000**, with VAT reverse charge applicable for legal entities.

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.

Property advantages:

Storage
Lift
Urbanized

Commercial property

Kraljevica, Kvarner



Commercial property

Kraljevica, Kvarner

