

Commercial property

Selce, Crikvenica, Kvarner



Ref	RE-U-10613
Type	Commercial property
Region	Kvarner > Crikvenica
Location	Selce, Crikvenica
Floorspace	1200 sqm
No. of bathrooms	1
Price	€ 1 800 000

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Hall of commercial/storage/trading/sport purpose with total floorspace of 1200m² + land of 14000m² is located east of the city of Rijeka, on the main road above Selce, near Crikvenica.

The terrain is sold in two options for purchase:

- a) everything complete - 14,000m² land + 1,200m² building-hall starting price €1,800,000.00
- b) partial - only asphalted part (parking lot) approx. 6000m² + 1,200m building-hall - starting price €1,200,000.00

The price is not fixed and can be negotiated.

Additional info:

- it is located directly next to the main highway and has an access road directly to/from the highway
- the field is located right at the intersection with the highway to Selce - fairly high frequency of vehicles, especially during the tourist season
- the existing building-hall is 11 meters high, which, converted into a communal contribution in case of demolition and construction of a new building, amounts to approximately HRK 2,000,000.00 (paid communal contribution)
- the terrain is ready for construction and there are no costs for preparing the terrain in terms of excavation - only in case of the eventual construction of an underground garage/storage
- there is a beautiful view of the sea from the field,

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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