

# Commercial property

## Split, Dalmatia



<b>Ref</b>	RE-LB-IRO1849
<b>Type</b>	Commercial property
<b>Region</b>	Dalmatia › Split
<b>Location</b>	Split
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	232 sqm
<b>Price</b>	€ 800 000

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Unique business space for sale in exclusive 5\*\*\*\*\* star residence 100 meters from the sea in Split outskirts!  
In fact it is a gym space at the moment.  
It is located on the ground floor and covers 232 m2 of closed space.

This light space is adaptable and can be transformed according to the business needs of the future owner.  
It can be converted into 7 elegant hotel rooms, if decided so, or keep the gym studio with an additional apartment of 120 m2, including use of the swimming pool.  
It can be an office space, luxury exhibition space, restaurant, bar, club.  
Multiple options for usage.

The space includes 3 parking spaces in the garage and storage.

An excellent opportunity for investors and entrepreneurs looking for multipurpose space in an exclusive location!

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:**

- Garage
- Swimming pool
- Storage
- Gym

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