

Poslovna zgrada 1260,41 m2, Rovinj, Rovinj, Commercial property



Seller Info

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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

Listing details

Common

Title:	Poslovna zgrada 1260,41 m2, Rovinj
Property for:	Sale
Property area:	1260.41 m ²
Lot Size:	1683 m ²
Number of Floors:	3
Price:	2,016,000.00 €
Orientation:	Southeast, Southwest, South
Updated:	Dec 02, 2024

Condition

Built:	2013
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Rovinj
City area:	Rovinj
ZIP code:	52210

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Infrastructure: Electricity, Telephone installation
Access with vehicle: Car, Truck

Heating

Heating type: central (own) electrical



Parking

Number of parking spaces: 30

Description

Description: Rovinj, office building, sale of such business premises, offered as unfinished, with the possibility of bringing the purpose of the activity that is to be performed, which have the following square footage: - Underground level = 243.44 m² of surface - Ground floor = 338.86 m² of surface - First floor: 338.97 m² of surface - Second floor: 339.14 m² of surface. The office building consists of; Po + P + 2, with pre-defined areas of different sizes, from approx. 25 m² to 339 m² of surface, on each floor, with flexible capabilities that changes size. Floor area of business premises, given that the building is built on the principle of the skeletal system in the strong supporting pillars, with excellent static resistance to natural and weather conditions, and the walls can be changed to suit your needs, depending on the purpose. The building is characterized by excellent sound and thermal insulation (because it is built Schüco highest quality aluminum windows with thermal insulation Low E glass 4-16-ARGON-4 and laminated glass, shock-proof, and demit facade with styrofoam 8 cm and high-quality and decorative acrylic paint. These new very elegant and well-planned offices, and superior equipment, offer customers complete autonomy and the very high quality of embedded content, necessary for the operation of a modern office space. The office building is planned to act according to the rules of "intelligent house", which, inter alia, relating to: - Individual heating and air conditioning, with direct measurement of energy consumption for each business unit, video surveillance, alarm system, security doors, internet access, max TV, telephone connection, - Use of modern elevators from the underground floors to the second floor (adapted to persons with reduced mobility) - Restrooms on all floors in the corridors, with the possibility of building a toilet or a sink in each business area, - The use of above-ground parking lot with a total of thirty (30) parking spaces, (which included the parking spaces for people with reduced mobility).

Additional contact info

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