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Location :	Umag
Code :	01257
Building size :	1100 m2
Lot size :	2231 m2
Distance from center :	1800 m
Distance from sea :	2000 m
Distance from beach :	2000 m
Seaview :	No
Parking :	No
Garage :	No
Basement :	No
Storage room :	No
Floor :	
Number of stories :	0
Number of floors :	0
Number of rooms :	0
Number of bedrooms :	0
Number of bathrooms :	0
Year of construction :	n/a
Energy efficiency :	processing

Price :	10.875.000 Kn
Price :	1.450.000 €

A hall is for sale located in the Ungarija office in Umag. The hall has a use permit and according to the project, it is intended for stone processing, showroom and offices. The hall has approx. 1100 m2, of which approx. 400 m2 is exhibition space, i.e. closed space up to a height of approx. 7.60 m, approx. 120 m2 of office space, approx. 510 m2 of open and covered space with a height of approx. 10 m to the roof. Above the office space there is a part of 120 m2 for the purpose of storage space. The hall was built on a plot of 2231 m2, and the adjacent plot of 1887 m2 is also the subject of this advertisement and can be used as an open-type storage area, it can be extended and enlarged to the already existing hall or a new building permit can be requested for another separate business facility, independent of the built hall. A solar power plant with a capacity of 180 kW was built on the roof of the

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building in 2023, and the seller has a contract with HEP for the purchase of electricity in the amount of 166 kW. The connected power of electricity in the hall is 11.9 kW, and it is possible to request additional kW if necessary. The prop...