

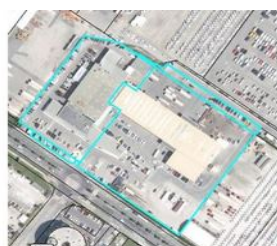
Real Estate Investment Proposal



Investment opportunity in Koper, Slovenia



TYPE	PRICE
Mixed use	€9.900.000
Available since	Property ID
27 Jan 2019	#219



Property Details

PROPERTY ID	PLOT SIZE	BUILT UP AREA	OWNERSHIP	NR OF FLOORS
#219	25,882 m ²	7,727 m ²	Freehold	1
YIELD	YEAR	BROKERAGE FEE BY SELLER	BROKERAGE FEE BY BUYER	
8.36 %	1989	3.00 %	0.00 %	

Investment Overview

The object for sale is a fully rented business complex situated on a strategic location near the entrance of Port of Koper (Luka Koper). The complex is less than 2 km away from the motorway and 1 km away from the historic town centre of Koper.

The size of the land plot is 25,882 m², while the net floor area of building is 7,991.6 m². The complex consists of the ground floor and partly first floor, is well maintained, a lot of parking places and is well accessible. The buildings were refurbished and renovated in 2004. The structure of the buildings is prefabricated; the supporting structure is skeletal reinforced concrete. The property has two access roads: from south-west directly from the roundabout on the Ankaranska cesta and from north-east via the industrial road. The building is air-conditioned.

The property is rented to various tenants. The building includes show rooms of well-known car brands, service workshops for busses and cars, vehicle safety tests, car-wash, car rental, warehouses, premises for various services, offices and parking spaces for cars and trucks. The majority of lease contracts are granted for indefinite terms, while a smaller part are fixed term tenancies with long term character.

The land use zoning of the property is "central activities", which allows the construction of various commercial real estate such as: retail, hotels, hospitality, logistics, diverse service buildings, individual production facilities, administration buildings, representative offices, education, health-care and cultural facilities as well as facilities for sport and recreation etc. A detailed zoning plan (OPPN) is required before re-developing the site.

Under special circumstances individual part of the complex may be acquired.