

## Koper – offices in the old Town of Koper

849.000 €



### Property details

|            |   |
|------------|---|
| Type:      | Commercial  |
| Size:      | 190 m2  |
| Region:    | S. Primorska & Karst (e.g. Koper, Portorož, Sežana) |
| City:      | Koper   |
| Built:     | 1949  |
| Renovated: | 1998  |



## Description

An exceptional opportunity for business premises in the center of Koper with a view of the sea.

The building was built in 1949, classical construction, and renovated in 1978 and 1998.

The offices are 190 sqm and located on the 1st floor.

The property comprises the corner part of the building and has windows facing West, North and South (mostly towards the sea).

The rooms are bright, with high ceilings of around 3.5 m.

The offices are bright with a view of the sea from all offices to Ukmarjev trg and Kidričeva Street with the Taverna.

The premises do not have their own sanitary facilities. The toilet is located in common area however used only by this office. A kitchenette is available though.

Office premises are suitable for a variety of activities, including law firms, architectural firms, agencies or consulting firms. With the possibility of conversion into luxury offices or coworking spaces, they could attract excellent tenants.

Given the prime location on the first line by the sea and in the middle of the historic city centre, overnight stays in luxury apartments could command high prices, providing excellent tourism revenue.

The property is an ideal investment opportunity with the possibility of a change of use.

The space can be converted into business premises with 2 apartments or into three beautiful apartments. A waterfront location with sea views offers a rare opportunity to purchase in the first line.

The building has an Occupancy permit and is connected to all the necessary infrastructure (water supply, electricity, utilities, telecommunications).

The property is located in the old city centre of Koper, at the junction of Kidričeva Street, Ukmarjeva Square and Pristaniška Street. In the immediate vicinity is the Taverna, the Koper Police Department, the city beach and the Grand Hotel Koper. The location is one of the most frequented in the old town. It is the former offices of the transport company Slavnik. The advantage of the property is its proximity to the beach and other tourist infrastructure.

**Prestigious location:** You are located in the very center of Koper, where all key institutions and services are within reach, which is an important advantage for business users.

**Accessibility: Easy access to all main traffic routes, close to parking lots and public transport, which allows for a comfortable arrival of customers and employees.**

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT