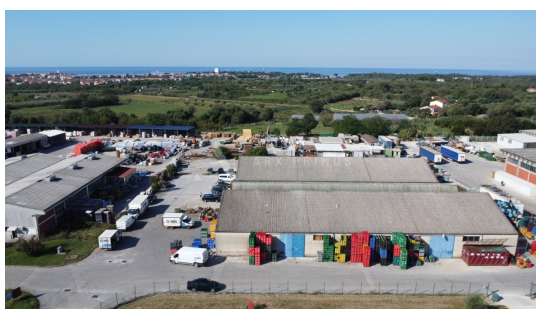


ARX PRIMUS
Joakima Rakovca 7, 52470 Umag
e-mail: info@arx-primus.hr
web: arx-primus.hr
info: +385 91 193 9108


Code :	00871
Location :	Umag
Building size :	2989 m2
Lot size :	8142 m2
Distance from center :	2000 m
Distance from sea :	2000 m
Number of rooms :	3
Number of toilets :	1
Energy efficiency :	Not specified

Price :	2.200.000 €
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An exceptional business investment opportunity. We are offering for sale a spacious commercial complex in Umag, ideally situated just 2 km from the city center. The facility, with a total area of

2,989 m², is located on an 8,142 m² plot, offering outstanding potential for warehousing and logistics, manufacturing, or commercial operations. The property features three separate units and ample outdoor space suitable for cargo handling, vehicle parking, or capacity expansion. Its strategic location in Istria County ensures excellent transport connectivity and accessibility.