

## Zagreb, Špansko - 4,5-soban stan s velikom terasom, 117m2, Stenjevec, Flat



### Seller Info

Name: Agencija Angelus nekretnine  
First Name: Agencija  
Last Name: Angelus nekretnine  
Company Name: Angelus nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.angelusnekretnine.hr>

Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000

Address: Vlaška ulica 72  
Mobile: +385 91 482 6401  
Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of each of our employees

contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

#### BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556

Bank and account number:  
HR5124020061100902550  
Base capital: 20.000 kn  
Board members: Anastazija  
Darijević

## Listing details

### Common

Title: Zagreb, Špansko - 4,5-soban stan s velikom terasom, 117m2  
Property for: Sale  
Property area: 117 m<sup>2</sup>  
Floor: 3  
Bedrooms: 4  
Bathrooms: 2  
Price: 259,000.00 €  
Updated: Dec 08, 2023

### Condition

Built: 2000.  
Last renovation: 2020.



### Location

Country: Croatia  
State/Region/Province: Grad Zagreb  
City: Stenjevec  
ZIP code: 10000

### Permits

Ownership certificate: yes

### Heating

Central heating: yes

### Description

Description: Angelus Real Estate is offering a flat for sale: LOCATION: This spacious and very pleasant flat is located in a quiet street in the Zagreb suburb of Špansko. This increasingly popular neighborhood is very desirable among families because of its large green spaces and a large number of various amenities, as well as its good traffic connections with the rest of the city. Several city bus lines are available, 500m away or a 6-minute walk will take you to the Špansko Farmer's Market, an

elementary school is a 10-minute walk away and nearby one can find sports facilities, a kindergarten, pharmacies, grocery stores and everything else one may need in everyday life. DESCRIPTION: This 106.74m<sup>2</sup> flat is on the third floor of a residential building built in 2000. The building was built to a high construction standard but does not have an elevator. The flat itself is filled with sunlight due to its N-S orientation with a large partially covered terrace of 35m<sup>2</sup> on the north side providing open views toward Medvednica and even the Zagreb Cathedral on a clear day. The flat consists of an entrance hall, kitchen, dinning and living room, two bathrooms and three bedrooms of which one larger room is accessible from the hallway and two other, smaller bedrooms are located on the south side of the flat. The flat comes with an attic space which spans across the entire length of the flat and an outdoor parking space (unregistered ownership). The layout of the flat allows for a possibility to divide it into two separate units given that one of the bedrooms on the south side has piping for a kitchen space. There is central heating in the flat and all the meters are separate. According to the building subdivision plan, the total usable surface area of this 3.5-bedroom flat is 117.79m<sup>2</sup>. Full ownership - no encumbrances (bank loan possible). For any additional questions and information, or if you are interested in viewing the property, please don't hesitate to call already today. Our General Terms and Conditions are available at the following link: <https://angelusnekretnine.hr/about-us>. ID CODE: 4702

### Additional contact info

Reference Number: 551117  
Agency ref id: 4702