

## Zagreb, Donji grad - Kvatrić, uredski prostor 233m2, Donji Grad, Commercial property



### 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.](https://www.angelusnekretnine.hr)

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Country: Croatia

Region: Grad Zagreb

City: Zagreb

ZIP code: 10000

Address: Vlačka 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, Donji grad - Kvatrić, uredski prostor 233m2  
Property for: Rent  
Property area: 233 m<sup>2</sup>  
Number of Floors: 5  
Floor: 5  
Bedrooms: 8  
Price: 3,095.00 €  
Elevator: yes  
Updated: Jan 17, 2024

### Location

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

### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Description

Description: Angelus nekretnine offers office space for rent: **LOCATION** The office building is located near Kvaternikov Square. In the immediate vicinity there are several public garages where you can rent a parking space on a monthly or annual basis, banks, state institutions, hospitals, shopping areas, restaurants, etc, and the center of the city is only two tram stops away or an 800m walk. **DESCRIPTION** The building consists of 7 floors; basement, ground floor and 5 floors Ground floor - entrance area for reception, toilet, one room, staircase and elevator Office space - 1st floor 269 m2 consists of 7 rooms of different surfaces and female and male sanitary facilities Office space - 2nd floor 355 m2 consists of 9 rooms of different surfaces, kitchen and female and male sanitary facilities Office space - 3rd floor 353 m2 consists of 10 rooms of different surfaces, kitchen and female and male sanitary facilities Office space - 4th floor 347 m2 consists of 12 rooms of different

surfaces, kitchen and female and male sanitary facilities Office space - 5th floor, 233 m<sup>2</sup>, consists of 8 rooms of different surfaces, a kitchen, and female and male sanitary facilities Storage space - basement 248 m<sup>2</sup> consists of 7 rooms of different surfaces and a boiler room The office spaces are newly renovated, have a lot of natural light, and provide all the comfort of modern office space. The lease price is EUR 15.8 per m<sup>2</sup> + VAT, per month. Service charge is EUR 2,00 per m<sup>2</sup> +VAT, per month. Utilities are paid separately according to consumption. NOTE: The displayed areas in this offer may have minor deviations from the actual areas, that's why the rental price per m<sup>2</sup> is relevant. For more information, contact an agent. ===== ID CODE: 4756

### Additional contact info

Reference Number: 560469  
Agency ref id: 4756