

## Stan S Potencijalom, Osijek, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Stan S Potencijalom
Property for:	Sale
Property area:	100 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	200,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1930
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### Location

Country:	Croatia
State/Region/Province:	Osječko-baranjska županija
City:	Osijek
City area:	Gornji grad / Centar
ZIP code:	31000

### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>Sale of an Apartment in the City Center with a View to the Traffic Location We proudly present a spacious, bright apartment located in the heart of the city, with an exceptional layout of rooms and incredible potential. This apartment, adapted in 2015, captivates with its airiness, high ceilings of 3.2 meters and large windows that provide plenty of daylight. With its old construction and thick walls, this space represents a perfect combination of traditional and modern. Key features: • High ceilings, thick walls, tall doors • Balcony with a view of the city center • Adapted in 2015 and 2017 • New kitchen, floors, ceramics, bathroom, sanitary facilities,</p>
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radiators, condensing boiler • Possibility of adaptation for office space, doctor's office, hostel, house for students or residential use Additional advantages: • Vacant and ready to move in • Excellent location for advertising space on the balcony • Share of building ownership 33% • Central heating with city gas • Additional rooms in the basement of the building • Pure ownership 1/1 Location: • 100 meters/1 minute walk to the tram station • Proximity to tram, bus, shop, school, kindergarten, promenade, square, cafe, bank, post office Historical Significance: • Building with history and cultural benefit • The city allows tenants to respect the style of the building's facade through the reserve and EU funds for the renovation of the facade, insulation and windows This apartment offers an incredible opportunity for comfortable living or business space in a prestigious location. Osijek is known for its rich cultural heritage and historical sights, including the Fortress - the old part of the city. The city stretches along the left bank of the Drava River. Do not miss this opportunity, contact us with confidence and contact us today! Angela Šoda +385 91 613 0165 [andela.soda@dogma-nekretnine.com](mailto:andela.soda@dogma-nekretnine.com) Alen Vukojevic +385 91 154 6041 [alen.vukojevic@dogma-nekretnine.com](mailto:alen.vukojevic@dogma-nekretnine.com) ID CODE: 1508821

## Additional contact info

Reference Number: 564542  
Agency ref id: 1508821