

## Restoran-seosko imanje-smještajni objekt 360 m2+30.000 m2, Jalžabet, Commercial property



### Seller Info

Name: Estera nekretnine  
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Company Name: Estera nekretnine  
Service Type: Selling and renting  
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About us: Foundation of the Estera ulaganja d.o.o. company resulted from the need to support numerous citizens in obtaining loans, either cash or housing loans. Our assistance in obtaining housing loans (for buying or renovation) includes good knowledge of documentation related to buying and selling properties (there is much reason in saying "If a bank checked the property, it must be free and clear of encumbrance") as well as the entire process in connection with selling or buying property. More than once our clients who inquired their credit standing before buying asked us questions (What should I do if I am buying on credit?), they ask recommendation for buying (It is worth buying?, Does the

documentation meet loan requirements?) or selling (What is the market price? How to clear encumbrances or restrictions on title deeds?). This inevitably leads to the conclusion that it makes sense in offering our services on the property market since our interests are compatible and entire buying and selling process is quite often connected to a loan. We can offer our service all over Croatia. Company's head office is in Zagreb, Nemčićeva ulica 10, while branch offices are in Varaždin, Kukuljevićeva ulica 17 and Osijek, Zrinjevac 10a. We have been actively seeking premises for our office in Zadar, which would be sufficient for the first phase of our activity and development of our agency. We do hope that you will recognize our enthusiasm and qualifications for the services we offer and that we will reach the goal through mutual cooperation.

## Listing details

### Common

Title:	Restoran-seosko imanje-smještajni objekt 360 m <sup>2</sup> +30.000 m <sup>2</sup>
Property for:	Sale
Property area:	360 m <sup>2</sup>
Bedrooms:	12
Bathrooms:	2
Price:	11.00 €
Orientation:	East, West, North, South
Updated:	Feb 05, 2024

### Condition

Built:	1929
Last renovation:	2022

Condition: Kept

## Location

Country: Croatia  
State/Region/Province: Varaždinska županija  
City: Jalžabet  
City area: Kelemen  
ZIP code: 42203

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation  
Infrastructure: Gas, Electricity  
Access with vehicle: Car



## Heating

Heating type: central (own) gas

## Parking

Number of parking spaces: 50

## Description

Description: Prodaje se uhodan ugostiteljski objekt površine 360 m<sup>2</sup>, izgrađen 1929. godine, kompletno obnovljen i adaptiran 2022. g. Uređen je u starinskom rustikalnom stilu, sa seoskim imanjem na parceli od 30.000 m<sup>2</sup>, okružen brežuljcima i šumom u netaknutoj prirodi, daleko od gradske buke i stresnog načina života. Odlična lokacija, prometno povezana s više cestovnih pravaca, blizina Varaždina (12 km) i Varaždinskih Toplica (15 km). Objekt se sastoji od : -podruma u kojem se nalazi vinoteka s kušaonicom, -prizemlja s prostorijom za razne svečanosti kapaciteta 80 sjedećih mjesta, -natkrivene i otvorene terase s predivnim pogledom na krajolik, -dvije dodatne prostorije s 20 sjedećih mjesta za privatne domjenke i razne svečanosti, -dva sanitarna čvora (M i Ž), -glavne i pomoćne kuhinje za pripremu hrane. Interijer restorana je uređen s ljubavlju, upotpunjen s etno zbirkom starih predmeta i alata. Vrlo poznata destinacija za posjetitelje željne autohtone kvalitetne hrane i vrhunskog domaćeg vina. U sklopu restorana smještena je apartmanska kuća od 90 m<sup>2</sup> s dva kompletno uređena, klimatizirana i opremljena apartmana (prizemlje i kat). Objekt nudi sigurnih 50 asfaltiranih parkirnih mjesta.

Cijena na upit. Za više informacija i dogovor oko pregleda nekretnine molimo nazvati na 091/4444688 Mirjana.

### Additional contact info

Reference Number: 566597

Agency ref id: 1062