

## Poslovni prostor UGOSTITELJSTVO 624m2, Ivanec, Commercial property



### Seller Info

Name: Estera nekretnine  
First Name: Estera  
Last Name: nekretnine  
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:	Poslovni prostor UGOSTITELJSTVO 624m2
Property for:	Sale
Property area:	624 m <sup>2</sup>
Lot Size:	843 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	3
Price:	260,000.00 €
Orientation:	East, West, North, South
Updated:	Feb 05, 2024

### Condition

Built:	1992
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Last renovation: 2002

## Location

Country: Croatia  
State/Region/Province: Varaždinska županija  
City: Ivanec  
City area: Ivanec  
ZIP code: 42240

## Permits

Building permit: yes  
Ownership certificate: yes  
Inspection certificate: yes

## Additional information

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



## Heating

Heating type: central (own) gas

## Description

Description: Prodaje se stambeno-poslovni objekt, izgrađen 1992. godine, ugostiteljsko-turističke namjene. Površine 624 m<sup>2</sup>+pomoćna zgrada od 83 m<sup>2</sup>, na parceli od 2397 m<sup>2</sup>. Odlična investicija (seoski turizam, izletišta, razne proslave), 2 km od centra grada Ivanca, daleko od gradske buke, u samom srcu prirode i zelenila. Uhodan i poznat ugostiteljski objekt koji se sastoji od: PRIZEMLJA hodnika, kupaonice, dvije sobe, kuhinje s pomoćnim kuhinjskim prostorijama za pripremu hrane, nedovršena dvorana (kapaciteta do 100 ljudi s uvedenim plinom, strujom i vodom), KAT: hodnik, ugostiteljski dio (šank) s dvije manje prostorije zatvorenog tipa i izlazom na natkriveni balkon, tri sanitarna čvora (M,Ž i Privat), uređena velika prostorija za organizaciju raznih svečanosti (do 150 ljudi) i POTKROVLJE: 5 manjih dvokrevetnih spavaćih soba, dvije kupaonice (tuš kabina sa wc-om). Kuća ima centralno etažno plinsko grijanje, vanjsku pvc stolariju, unutarnja drvena, podovi keramika-parket, veliki vanjski roštilj uz objekt, besplatan parking. Urednog vlasništva bez tereta. Cijena je 260.000 EUR i kao takva je podložna korekciji. Za više informacija i dogovor oko pregleda nekretnine molimo nazvati na +385914444688 Mirjana

## Additional contact info

Reference Number: 566718  
Agency ref id: 849