

## Poslovni prostor PRODAJA 67 m2 Varaždin - NOVOGRADNJA, Varaždin, Commercial property



### Seller Info

Name: Estera nekretnine  
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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 PRODAJA 67 m2 Varaždin - NOVOGRADNJA
Property for:	Sale
Property area:	66.75 m <sup>2</sup>
Lot Size:	305 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	161,350.00 €
Orientation:	East, South
Updated:	Feb 05, 2024

### Condition

Built: 2022

## Location

Country: Croatia  
State/Region/Province: Varaždinska županija  
City: Varaždin  
Quarter: Centar  
ZIP code: 42000

## Permits

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

## Additional information

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



## Heating

Heating type: central (own) gas

## Parking

Number of parking spaces: 1

## Description

Description: PRODAJE se 3-sobni poslovni prostor u prizemlju novo izgrađene stambeno-poslovne zgrade površine 66,75 m<sup>2</sup>. Nalazi se u blizini centra grada i svih važnih sadržaja. Sastoji se od URED-a 1 od 26,81 m<sup>2</sup>, URED-a 2 od 10,54 m<sup>2</sup>, URED-a 3 od 14,76 m<sup>2</sup>, hodnika od 3,40 m<sup>2</sup>, kupaonice od 5,97 m<sup>2</sup> i arhive od 2,77 m<sup>2</sup>. Poslovnom prostoru pripada i jedno nenatkriveno parkirno mjesto u dvorištu zgrade. Prostor je pogodan za poslovnu djelatnost kao i za stanovanje. Vrlo kvalitetno izgrađena zgrada, zidana termo blok opekom debljine 25 cm + termo fasada debljine 15 cm. Etažno plinsko grijanje, zasebna brojila (plin, voda i struja), PVC stolarija s komarnicima i aluminijskim roletama s elektromotorima, protuprovalna vrata, klimatizirano. Cijena za nekretninu s parkirnim mjestom iznosi 143.500 €. Za više informacija i dogovor oko pregleda nekretnine molimo nazvati na +385914444688 Mirjana

## Additional contact info

Reference Number: 566759  
Agency ref id: 752