

## Poslovni objekt u izgradnji 620 m2 245.000 €, Zagreb, 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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Website: <https://www.estera-nekretnine.com>  
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Region: Grad Zagreb  
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ZIP code: 10000  
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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 objekt u izgradnji 620 m2 245.000 €
Property for:	Sale
Property area:	622.44 m <sup>2</sup>
Lot Size:	2214 m <sup>2</sup>
Bedrooms:	16
Price:	245,000.00 €
Orientation:	North, South
Updated:	Feb 05, 2024

### Condition

Built:	2015
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## Location

Country: Croatia  
State/Region/Province: Grad Zagreb  
City: Zagreb  
City area: Sesvete  
Quarter: Prekvršje  
ZIP code: 10000



## Permits

Building permit: yes

## Additional information

Access with vehicle: Car, Truck

## Description

Description: Prodaje se višenamjenski (dom za starije osobe, hostel, restaurant, boutique hotel...) poslovni prostor u izgradnji. Nalazi se na lijepoj i pristupačnoj lokaciji u prirodnom okolišu, a u blizini svih potrebnih sadržaja. Sastoji se od tri etaže: PRIZEMLJE, kvadrature 206,90 m<sup>2</sup> od čega se 184,41 m<sup>2</sup> odnosi na tlocrtnu površinu a 22,49 m<sup>2</sup> na terase ( terasa natkrivena 40,80 x 0,50= 20,40 m<sup>2</sup> + terasa otvorena 8,25 x 0,25= 2,09 m<sup>2</sup>). Prostor je podijeljen na četiri velike prostorije, a unutarnja organizacija se može napraviti sukladno namjeni. PRIZEMLJE, kvadrature 212,72 m<sup>2</sup> od čega se 218,02 m<sup>2</sup> odnosi na tlocrtnu površinu a 5,30 m<sup>2</sup> se odnosi na nenatkrivene balkone (21,19 m<sup>2</sup> x 0,25=5,30 m<sup>2</sup>). U navedenoj kvadraturi razvijeno je 8 prostorija sa četiri balkona. VISOKO POTKROVLJE, visina 2 m, kvadrature 190,34 m<sup>2</sup> od čega se 190,34 m<sup>2</sup> odnosi na tlocrtnu površinu a 7,18 m<sup>2</sup> na otvorenu terasu i balkone ( otvorena terasa 14,42 x 0,25= 3,61 m<sup>2</sup> + balkoni 14,29 x 0,25= 3,57 m<sup>2</sup> ). U navedenoj kvadraturi nalazi se 8 prostorija, tri balkona i terasa. Kao što se iz fotografija vidi, građevina je u fazi izgradnje i još se može napraviti određenih prilagodbi ovisno o konačnoj namjeni. Cijena je orijentacijska i moguća je korekcija za ozbiljne kupce. Mogućnost zamjene za nekretninu slične ili manje vrijednosti uz nadoplatu!!! Za više informacija kao i za dodatne materijale ( fotografije, snimke dronom, vlasničke listove, tlocрте i presjeke...) slobodno nazovite na: 0914444655 Gordan ili 0915578465 Suzana

## Additional contact info

Reference Number: 566816  
Agency ref id: 529