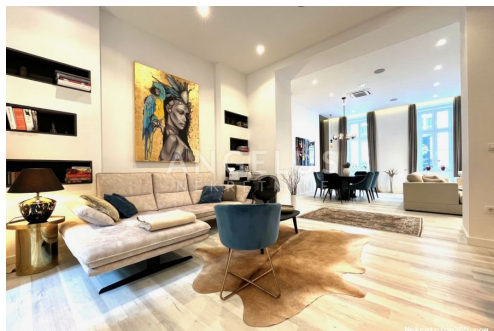


## Zagreb, Centar - luksuzan moderan stan 160m2, Donji Grad, Flat



### Seller Info

Name: Agencija Angelus nekretnine  
First Name: Agencija  
Last Name: Angelus nekretnine  
Company Name: Angelus nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.angelusnekretnine.hr>

Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000

Address: Vlaška ulica 72  
Mobile: +385 91 482 6401  
Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of each of our employees

contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

#### BASIC INFORMATION

Company: Angelus nekretnine d.o.o.  
Short name: Angelus nekretnine  
Headquarters: Vlačka ulica 72  
OIB: 09618765380  
Place of registration to Commercial court and number of entry: Zagreb, 02755556

Bank and account number:  
HR5124020061100902550  
Base capital: 20.000 kn  
Board members: Anastazija  
Darijević

## Listing details

### Common

Title: Zagreb, Centar - luksuzan moderan stan 160m2  
Property for: Sale  
Property area: 151 m<sup>2</sup>  
Floor: 1  
Number of Floors: 3  
Bedrooms: 3  
Bathrooms: 2  
Price: 800,000.00 €  
Updated: Mar 21, 2024

### Condition

Last renovation: 2023.



### Location

Country: Croatia  
State/Region/Province: Grad Zagreb  
City: Donji Grad  
ZIP code: 10000

### Permits

Ownership certificate: yes

### Heating

Central heating: yes

### Description

Description: Angelus Nekretnine offers you an apartment for sale: LOCATION The apartment is located on the first floor of an Austro-Hungarian building, without an elevator, in the city center of Zagreb. Nearby are many state institutions, embassies, parks of the eastern wing of Lenuci's horseshoe (Zrinjevac, Strossmayer and Trg kralja tomlav), Hotel Esplanade. The building is only two blocks from Cvjetni Square

and the pedestrian zone where there are many shops, restaurants, museums, etc. The main city square and Dolac are a 10-minute walk away. The nearest tram stop is a 5-minute walk from the building, and the nearest bus stop is on Mažuranić Square, which is a 7-minute walk from the building. The microlocation is extremely peaceful and quiet, even though it is located in the city center, part of the apartment is oriented towards the courtyard, or the atrium, and part is oriented towards the street, which is extremely quiet. DESCRIPTION A luxurious apartment of approx. 160m<sup>2</sup>, completely renovated from the ground up, all the installations in the apartment have been completely changed, all walls have been reinforced, concrete on the floors, the ceilings have been lowered to a height of 3.5m. The apartment is very luxuriously and modernly furnished and equipped. The apartment consists of an entrance hall from which you can access almost all rooms in the apartment, a spacious fully equipped kitchen with an island, a home office area with seating furniture, a dining room and living room as one large unit, a guest toilet, two bedrooms with their own bathrooms, with the fact that one is large, with built-in wardrobes in the room, a mini fridge, a large bathroom with a "walk-in" shower and a free-standing bathtub, and an anteroom in which there are also built-in wardrobes along the entire wall, that room functions as an apartment and other a slightly smaller room that also has built-in wardrobes and a bathroom with a "walk-in" shower. The apartment is oriented north-south, so it has constant natural light, which makes staying in it very pleasant. The north side overlooks the atrium with greenery, and the south side overlooks the street. The apartment is extremely quiet and pleasant. There is no gas in the apartment, floor heating and ceiling cooling is via a heat pump, so there are no pipes or radiators in the apartment. The apartment has security doors, an alarm connected to Sokol security, video surveillance. The building in which the apartment is located is a cultural asset, called Kuković's house, it was built between 1872-1874. year, the author is Ivan Plochberger. The inside of the building is well maintained and in excellent condition, and the exterior facade will soon be renovated as part of the reconstruction of the entire block. For more information, contact our agent.

===== The agency commission is calculated in accordance with the General Terms and Conditions and the Price List published at <https://angelusnekretnine.hr/about-us> Your Angelus nekretnine d.o.o. ID CODE: 4910

## Additional contact info

Reference Number: 582844  
Agency ref id: 4910