

Zagreb Centar Budek, stan 50 m2!, Novi Zagreb - Istok, Flat



Seller Info

Name: Camelia Real Estate
First Name: Camelia
Last Name: Real Estate
Company Name: Camelia Real Estate d.o.o.
Service Type: Selling and renting
Website: <https://www.camelia.hr>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
City area: Opatija
ZIP code: 51410
Address: Ulica Maršala Tita 139
Mobile: 0038598389101
Phone: 0038551514157
About us: Camelia real estate d.o.o. offers

a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

Listing details

Common

Title:	Zagreb Centar Bundek, stan 50 m2!
Property for:	Sale
Property area:	49 m ²
Floor:	1
Number of Floors:	8
Bedrooms:	2
Bathrooms:	1
Balcony area:	10 m ²
Price:	339,000.00 €
Updated:	Jul 13, 2024

Condition

Built: 2013.

Location

Country:	Croatia
State/Region/Province:	Grad Zagreb
City:	Novi Zagreb - Istok
ZIP code:	10000

**Permits**

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Elevator:	yes
Energy efficiency:	In preparation

Heating

Central heating: yes

Description

Description: Zagreb Bundek Center - Attractive! We are mediating the sale of an exceptionally attractive apartment with great potential in the prestigious Bundek Center building in Zagreb. The apartment spans 45.31 m² of enclosed space + a storage room of 3.62 m² and a balcony measuring 10.05 m². It is located on the first floor of a superbly constructed, completely secure, and excellently maintained building. The

current owners have adapted the apartment to their needs, partially partitioning the former open space to create a separate bedroom and additional workspace with a sleeping area for a child. The functional layout with a large entrance area and a spacious bathroom, along with a small kitchen, currently perfectly suits the needs of a three-member family with a small child who currently resides in it. With additional modifications and cosmetic interventions, this property can easily be transformed into a business space such as an office, clinic, beauty studio, or similar commercial purposes. The apartment does not have its own parking space, but there is the possibility of purchasing or renting a parking space at a favorable rate in the center's garage. Additionally, considering the second zone parking fee for outdoor parking, apartment owners can buy privileged and very affordable parking cards. Due to the top-quality construction and sound as well as thermal insulation, utility costs in this apartment are very low (in winter months not exceeding 140 EUR/month). Each apartment in the building has its separate meters for water and electricity, ensuring that utility bills are based solely on consumption. Within the building itself, there are numerous businesses such as cafes, restaurants, pastry shops, dentists, car washes, the Breyer polyclinic, gyms, organic stores, and a kindergarten (whose playground can be used in the afternoon after the kindergarten closes). In the immediate vicinity of this exceptionally attractive building is the Bundek park with a lake, which attracts many residents of Zagreb on weekends for socializing and recreation. In the nearby Avenue Mall, residents of this desirable property will find numerous additional amenities, shops, restaurants, cinemas, banks, etc. Given its exceptionally attractive location, abundance of additional amenities nearby, excellent connectivity to the city center, and high standards of living, this apartment has our highest recommendation, and we consider it ideal for both investment and business and private use! ID CODE: 673

Additional contact info

Reference Number: 606011
Agency ref id: 673