

## PRODAJA kuća Zadar, 325,32 m2, 2 poslovna prostora, 2 stana, konoba, Zadar, House



### 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:	PRODAJA kuća Zadar, 325,32 m2, 2 poslovna prostora, 2 stana, konoba
Property for:	Sale
House type:	detached
Property area:	325.32 m <sup>2</sup>
Lot Size:	128 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	10
Bathrooms:	4
Price:	395,000.00 €
Updated:	Jun 05, 2024

### Condition

Condition: Kept

## Location

Country: Croatia  
State/Region/Province: Zadarska županija  
City: Zadar  
Quarter: Smiljevac  
ZIP code: 23000

## Permits

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



## Additional information

Infrastructure: Sewage, Electricity

## Heating

Heating type: air-conditioner

## Description

Description: Prodaje se poslovno stambena kuća s 4 etaže na odličnoj lokaciji u Zadru, u blizini glavne prometnice prema Bibinju. U podrumu su spremišta (69,43 m<sup>2</sup>). U prizemlju su dva poslovna prostora u dugoročnom najmu (51,25 m<sup>2</sup> i 30,85 m<sup>2</sup>), mjesečni prihod od cca 1.000 €. Na prvom katu je stan koji se sastoji od dnevnog boravka, kuhinje s blagovaonicom, dvije spavaće sobe, kupaonice, zasebnog wc-a, hodnika i dvije natkrivene terase i loggie (90,62 m<sup>2</sup>), stanu pripadaju i dva spremišta u podrumu (25,49 m<sup>2</sup>), ukupna površina je 116,11 m<sup>2</sup>. On se trenutno koristi za stanovanje vlasnika kuće. U potkrovlju je stan koji se sastoji od dnevnog boravka, dvije spavaće sobe, kupaonice, kuhinje, hodnika, stubišta, loggie, natkrivene terase i jedne nenatkrivene terase (83,17 m<sup>2</sup>) stanu pripadaju četiri spremišta i wc u podrumu (43,94 m<sup>2</sup>), ukupna površina je 127,11 m<sup>2</sup>. Stan je trenutno u najmu s mjesečnim prihodom cca 700 €. Stanovi se mogu pogledati na sljedećim linkovima: <https://youtu.be/HDArTnrFkXU>  
[https://youtu.be/yJTU\\_38vtZ8](https://youtu.be/yJTU_38vtZ8) Nekretnina posjeduje svu potrebnu dokumentaciju za kupnju kreditom banke. Vrlo isplativo ulaganje i jasan povrat novca, već sada nekretnina donosi godišnji povrat od cca 5% koji se uz minimalno investiranje može i povećati. Za više informacija i dogovor oko pregleda nekretnine molimo nazovite na +385914444655 Gordan.

## Additional contact info

Reference Number: 614408  
Agency ref id: 1260