

Zagreb, Centar - luksuzan poslovni prostor 235m2 s parkingom, Donji Grad, Commercial property



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.](https://www.angelusnekretnine.hr)

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Country: Croatia

Region: Grad Zagreb

City: Zagreb

ZIP code: 10000

Address: Vlačka 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 poslovni prostor 235m2 s parkingom
Property for: Rent
Property area: 235 m²
Floor: 2
Bedrooms: 8
Bathrooms: 2
Price: 3,900.00 €
Updated: Jul 03, 2024

Location

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

Permits

Ownership certificate: yes



Additional information

Energy efficiency: B

Heating

Central heating: yes

Parking

Number of parking spaces: 2

Description

Description: Angelus Nekretnine offers you business premises for sale: LOCATION The office

space is located in a commercial-residential building, in the center of Zagreb, a 5-minute walk from the main city square, Dolac, and the center. The building is tucked away from the hustle and bustle of the city on Ilica. In the immediate vicinity is the pedestrian and shopping area Ilica, Cvjetni trg, Gornji grad, Tuškanac forest, Dubravkin put, Britanski trg, etc. Two public garages are a 3-minute walk away, Ilica 45 and Garaža Tuškanac. The nearest tram stop is a 2-minute walk from the building, and the nearest bus stop is a 3-minute walk.

DESCRIPTION The luxurious two-story office space of 235m² was completely adapted and completed in 2019. The adaptation was structurally comprehensive and according to the latest technological construction standards; - constructive reinforcement of the structure with steel, along with load-bearing wooden beams - completely new electrical and mechanical installation - all old plaster removed, brick walls repaired, double Knauf panels covering the substructure. - handmade plaster stucco - new external carpentry with insulated glass The office space is equipped with the most modern and luxurious equipment according to the latest trends in architecture, the floor is covered with three-layer parquet, white oak. The business premises have an IT network, optics are present, an alarm system has been installed, and the entire space is air-conditioned. Special attention has been paid to the LED lighting of the space, which together with natural light, of which there is a lot, creates a very pleasant atmosphere. All LED lighting - "AV light" was specially made for this beautiful office space. The office space consists of two floors; lower and upper, attic floors. The lower floor has an area of approx. 80m² and consists of an entrance hall from which access to most of the rooms in the office space, a toilet, three rooms oriented to the street side, with the fact that a large room of 52m² that is oriented to the street side can be to partition and separate the kitchen with a dining area, and a wonderful, very glamorous staircase to the first floor, the walls of which are lined with mirrors of the well-known AV design. The kitchen is fully equipped with Miele kitchen appliances. The upper floor of 155m² consists of five rooms, one of which has a gallery of approx. 12m², two bathrooms, larger and smaller, both with a "walk-in" shower and a nice spacious hall. On this floor, there is a space intended for a large terrace, but the owner did not construct it. This project was signed by the eminent Croatian architect Ante Vrban. The business space has one parking space in the yard of the building, which is majority owned by this business space. The space is rented unfurnished. 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: 4317

Additional contact info

Reference Number: 622080
Agency ref id: 4317