

## Poslovna zgrada i zemljište - Vogošća, Krivoglavci, Vogošća, Commercial property



### Seller Info

Name: Amar Arnaut  
First Name: Amar  
Last Name: Arnaut  
Country: Bosnia and Herzegovina  
Region: Kanton Sarajevo  
City: Vogošća  
ZIP code: 71320  
Address: Krivoglavci 1/1  
Phone: 063693086

### Listing details

#### Common

Title: Poslovna zgrada i zemljište - Vogošća, Krivoglavci  
Property for: Sale  
Office space type: shop  
Property area: 1340 m<sup>2</sup>  
Lot Size: 8000 m<sup>2</sup>  
Number of Floors: 2  
Bathrooms: 2  
Price: 1,700,000.00 €  
Updated: Jul 15, 2024

#### Condition

Newbuild: yes  
Built: 2009  
Condition: Habitable

#### Location

Country: Bosnia and Herzegovina  
State/Region/Province: Kanton Sarajevo  
City: Vogošća  
City area: Krivoglavci  
Address: Krivoglavci 1/1  
ZIP code: 71320

#### Permits

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

## Additional information

Energy efficiency: A  
Infrastructure: Water, Active telephone line, Cable TV, Intercom, Electricity, Telephone installation, Gas, Sewage, Water tank, IT network  
Access with vehicle: Car, Truck, Tow truck, Van, Traktor

## Heating

Central heating: yes  
Heating type: boiler house (sub-station)  
heating oil, boiler house  
(sub-station) crude fuel, central  
(own) crude fuel



## Parking

Garage: no  
Number of parking spaces: 99

## Description

Description: OFFER FOR THE SALE OF LAND WITH PROPERTY (COMMERCIAL SPACE) Property Description: For sale is an impressive complex encompassing approximately 8,000 m<sup>2</sup> of land, featuring a commercial-residential building that is immediately available for occupancy. The commercial space consists of three floors with a basement and central heating: Basement (170 m<sup>2</sup>): includes a boiler room, solid fuel storage, toilet, storage room, laundry room, and an additional room without a specific purpose. The entrance to the basement is from the outside of the building. Ground floor (485 m<sup>2</sup>): main entrance adapted for people with disabilities, along with a staircase and official entrance. First floor (310 m<sup>2</sup>): official entrance. Second floor (310 m<sup>2</sup>): large administrative room (58.21 m<sup>2</sup>) with the possibility of building additional floors as desired. The entire building is under video surveillance, has an installed alarm system, and a fire alarm system. Hydrants are installed on the ground floor and upper floors. The building is clad in a glass facade with reflective lights. There is a lighted sign on the building that can be adjusted as desired. The complex has its own billboards for your advertisement, measuring 10x5 m. In front of the commercial building is a large parking lot with over 100 spaces, with separate entrances and exits. Above the building is a hangar (205 m<sup>2</sup>) for storage with a loading/unloading ramp. The hangar has six rooms. The entire land is enclosed by a concrete wall topped with a barbed wire fence. The land is divided into three parts: Parking Building with access Storage The complex has a special area with an open pool, gazebo, orchard, garage, and a two-story house with the possibility of extension. Additional possibilities: The building can easily be reoriented or converted into a hotel or shopping center. The current building can be converted into a hotel with minor adjustments. There is also the possibility of building additional floors. The property is registered in the

Land Register under entry number 5843 with ownership 1/1 in the name of ADI AD DOO ZA PROMET ROBA I VRŠENJE USLUGA VOGOŠĆA in List A I, based on the purchase agreement dated 18.03.2002 (taken from Land Register entry 3831 KO. Donja Vogošda). The value of the land and property is estimated at 5,200,000 KM (€2,658,880.00). Location: Krivoglavci br. 1/1, Vogošća 71320 Detailed photos can be viewed at [adi-ad.ba](http://adi-ad.ba). For further information, contact us at: +387 63 693 086 or via our website [adi-ad.ba](http://adi-ad.ba).

### Additional contact info

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Contact phone: +387 (63) 693-086