

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 m²
Lot Size: 8000 m²
Number of Floors: 2
Bathrooms: 2
Price: 1,700,000.00 €
Updated: Sep 06, 2024

Condition

Newbuild: yes
Built: 2009
Condition: Habitable

Location

Country: Bosnia and Herzegovina
State/Region/Province: Kanton Sarajevo
City: Vogošća
City area: Krivoglavci
Address: Krvigolavci 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 m² 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 m²): 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 m²): main entrance adapted for people with disabilities, along with a staircase and official entrance. First floor (310 m²): official entrance. Second floor (310 m²): large administrative room (58.21 m²) 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 m²) 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. For further information, contact us at: +387 63 693 086 or via our website adi-ad.ba.

Additional contact info

Reference Number: 624620
Contact phone: +387 (63) 693-086