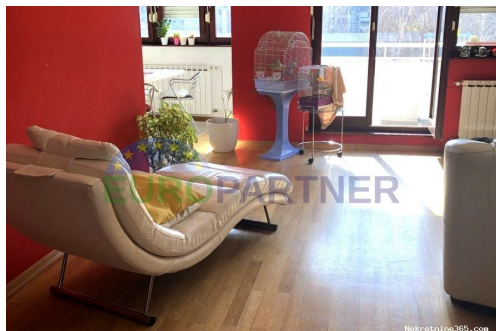


## Prostrani 5S+DB stan u Zagrebu-Malešnica, Zagreb, Flat



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
Phone: +385 52 433 268  
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Prostrani 5S+DB stan u Zagrebu-Malešnica
Property for:	Sale
Property area:	180 m <sup>2</sup>
Floor:	3
Bedrooms:	6
Bathrooms:	2
Price:	430,000.00 €
Updated:	Jul 30, 2024

### Orientation

Orientation:	South
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### Condition

Condition:	Newly adapted
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## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, Gas,  
Sewage, ADSL  
Energy efficiency: B



## Parking

Number of parking spaces: 1

## Description

Description: Beautiful two-floor apartment with 5 bedrooms, located on the south side of the building, sunny and very bright. The apartment is located in an exceptionally good location in Malešnica. It is located only 200 m from the famous Ilica street. Near the apartment there are kindergartens and schools, gymnasium, health facilities and shopping centers. It is equipped with modern and high quality furniture and technology. The apartment consists of two floors and its total surface area is 180 m<sup>2</sup>. The lower floor of the apartment consists of open space space with living room and kitchen in a unique dynamic, 3 bedrooms, 2 bathrooms, two balconies, storage and stairs for the upper floor. The upper floor consists of 2 bedrooms and bathrooms with the possibility of building a terrace of 100 m<sup>2</sup> for which a floor slab is made. The upper floor is legalized for what it has and the documentation (Solution on Executed Condition) with the normal ceiling height. The apartment is equipped with floor heating. The building is exceptionally well insulated, so there is rarely heating in the apartment, only in the evening. There is a possibility of dividing the apartment into two residential units. Possibility of conversion to a business premise. Energy certificate: B The apartment has all the necessary documentation, building permit, usage permit and ownership list. Great opportunity for life or rent. Custom ID: ST-012 Energy class: B Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the

sales contract.

### **Additional contact info**

Reference Number: 628982  
Agency ref id: ST-012  
Contact phone: +385 (98) 965-5593