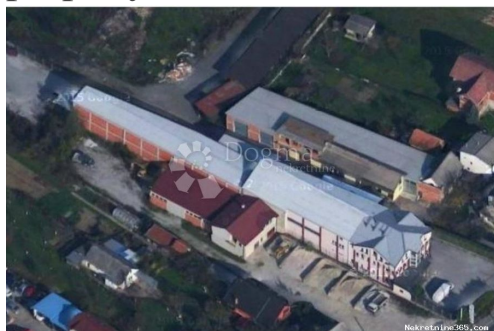


## Vrhunski uređen poslovno-skladišni prostor u Sesvetama!, Sesvete, Commercial property



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

|                   |   |
|-------------------|---|
| Title:            | Vrhunski uređen poslovno-skladišni prostor u Sesvetama! |
| Property for:     | Sale  |
| Property area:    | 8650 m <sup>2</sup>                                     |
| Number of Floors: | 5   |
| Floor:            | 5   |
| Bedrooms:         | 25  |
| Bathrooms:        | 6   |
| Price:            | 3,500,000.00 €  |
| Elevator:         | yes   |
| Freight elevator: | yes   |
| Updated:          | Oct 29, 2024  |

### Location

|                        |             |
|------------------------|-------------|
| Country:               | Croatia     |
| State/Region/Province: | Grad Zagreb |
| City:                  | Sesvete     |
| City area:             |             |
| ZIP code:              | 10000       |



### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 7 |
|---------------------------|---|

### Description

|              |  |
|--------------|--|
| Description: | For sale is an attractive and top notch business-warehouse space! BUSINESS 850m <sup>2</sup> -local, office, two apartments WAREHOUSE-HALA 1.100m <sup>2</sup> (12m height)+ HALA 300m <sup>2</sup> (6m height) + HALA 400m <sup>2</sup> (6m height) ENERGY CLASS A DIRECT NEARNESS OF BYPASS (HIGHWAY) PLOT 6.000m <sup>2</sup> + |
|--------------|--|

**POSSIBILITY OF PURCHASING ADDITIONAL SPACE** Top quality business-storage facility in Sesvete(Popovec), 200 meters from the junction at the entrance to the freeway Zagreb-Varaždin. Distance to the Zagreb Trg bana Jelačića square is 9 km. Access to bypass less then one minute. . The plot area on which the building is sited is over 6.000 square meters, out of which 3.000 square meters are dedicated parking-manipulation space with asphalt thickness and surface asphalt that allows the movement of trucks, and at the bottom of a large parcel is handling space. The facility consist of 850 square meters of office space (including 2 apartments) and where in the ground floor is functional coffee bar and space which is intended to be classical show-room (this provide many possibilities: bars, exhibition space, etc.), and since that, in front of business building is a large area suitable for outdoor terraces and parking place-possible multivalent content. On the first floor is the office space fully equipped and furnished, while on the second floor are two apartments (which both can be office space-all as appropriate). In extension there are total of 1.450 square meters fully equipped regal (bay, high-rack) warehouse to 50% surface on five levels, and the other 50% is on four levels. On the part of the high-rack warehouse, two spaces are constructed (I and II floor) as well as office space in relation to the future control of the production or distribution. So the overall development of office space and multivalent (high-bay warehouse + office space, toilets) purposes, according to the Study of the current situation the total area is approximately 2.500 square meters gross developed area. The whole space (business and storage) is fully equipped with infrastructure and ready for use. Because of it is local geographical location, equipment and the quality, it is suitable for regional distribution warehouse, due to the 1-minute distance loop where local roads connect to the main state freeways, which is a fast link to all roads in all directions. In 15 minutes you may cover all the Zagreb and surroundings with delivery. Possibility of separate space within the space, as needed into smaller units because there are three large front door with the possibility of unloading the truck with forklifts. In the storage area toilet is also located and a small office. The entire facility. as well as the whole high-storage area are alarmed. The ground of the storage, as well as the possible current strenght of electricity is suitable for the production of any type. The high quality of performance is confirmed by the A-Energetic Class, which the object obtained through the energy certificate. Property is 100% legally clean and have clear title, without incurring any load or burden. A special feature is that concerning the possible need to expand the facility, it is possible to conveniently purchase the same kind of square footage of building land (plots) on the left since it does not need to finance infrastructure, and this expands business and storage or production activity for more double. For more information about this property, please contact our agent Tatjana radoš Meštrić 00385923727742 ID CODE: ZG69213

## Additional contact info

Reference Number: 675338  
Agency ref id: ZG69213