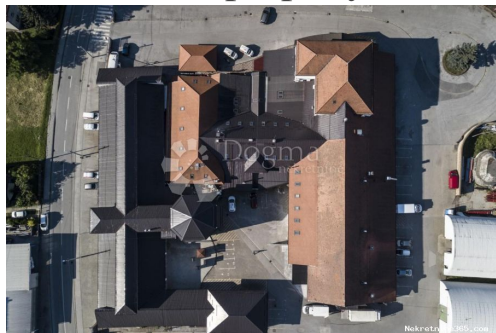


Prilika-poslovni kompleks u Sesvetama na zemljištu od 17.601m², Sesvete, Commercial property



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:	Prilika-poslovni kompleks u Sesvetama na zemljištu od 17.601m2
Property for:	Sale
Office space type:	warehouse - workshop
Property area:	17601 m ²
Price:	8,000,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	1960
Last renovation:	2017

Location

Country:	Croatia
State/Region/Province:	Grad Zagreb
City:	Sesvete
City area:	
ZIP code:	10360

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	C
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Description

Description:	The business centre is located on an area of 17.601 m ² . It consists of a building with an area of cca 7.000m ² gross (5.000m ² net) and 7 prefabricated objects - hangars with a total area of 3.400 m ² and a plot of land that serves to carry out the sales activity. The building has a proper construction and use permit, as well as documentation without any prior notes. The business centre has an excellent infrastructure: - its own transformer substation with a power of 150 kW - a
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connection with the city gas, the water supply and the drainage - a large illuminated and paved parking lot, which is able to receive a significant number of vehicles - large maneuver room for trucks and other vans. The business center is located in a good location and has a strong traffic connection - it is close to Slavenska Avenue, the Zagreb bypass and Dubrava Avenue. It is also close to the industrial zone Rugvica and other professional contents. All access roads are very wide and well maintained. The Centre has been in business for over 30 years and is well known to the wider population. In the last 15 years the owners have dealt only with the rental of business premises for various activities (eg. wedding halls, billiard rooms, casinos, restaurants, etc.), and most of the tenants have worked within the center for over 10 years. There have been continuous investments in the centre over the years, especially during the last few years, when significant investments have replaced most of the roofs, facades and joinery. Therefore, the buildings are in very good condition and have a high energy efficiency (the center has an energy Class C). This business centre is a good opportunity for investors because the existing income is very solid and all the premises have been rented out for years. There is also room for further expansion. The construction of 100% BRP compared to the size of the plot is allowed on the plot (it is possible to build on 50% of the floor plan with P+5 number of floors). For more information about this property, contact our agent. Mirela Lončar 091/ 605-6935 ID CODE: ZG69051

Additional contact info

Reference Number: 675664
Agency ref id: ZG69051