

## Ilica, top stan sa parkirnim mjestom, Donji Grad, Flat



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company Name: Sendi Real Estate  
Service Type: Selling and renting  
Additional Email: vinskisendi@gmail.com  
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Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Ilica, top stan sa parkirnim mjestom  
Property for: Sale  
Property area: 70 m<sup>2</sup>  
Floor: 1  
Number of Floors: 4  
Bedrooms: 4  
Price: 300,000.00 €  
Updated: Nov 21, 2024

#### Condition

Built: 1930  
Last renovation: 2024

#### Location

Country: Croatia  
State/Region/Province: Grad Zagreb  
City: Donji Grad

ZIP code: 10000



## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes

## Description

Description: A spacious and bright three-bedroom apartment is for sale, located in a prime location in the very center of Zagreb, on Ilica Street, near Frankopanska Street. This apartment, ideal for families or investors, is situated on the first floor of a courtyard building constructed in 1930, which is in excellent condition – undamaged by the earthquake, with a renovated facade and a new roof. The apartment is fully furnished and newly renovated, offering functionality to meet the needs of even the most demanding buyers. It consists of a spacious master bedroom with built-in wardrobes, air conditioning, and a large double bed (180x200 cm), a smaller room adapted as a study or children's room with a bunk bed, an air-conditioned living room, a modern kitchen with a dining area (new dishwasher, fridge, microwave, gas stove, kettle, dishes, and utensils), a bathroom with a shower, a separate toilet, a storage room, and a balcony. Additional amenities include secured parking for residents in the courtyard, central gas heating, new PVC windows, and a secure entrance with a key, code, and TAG access. The location is one of the apartment's main advantages – the Lower Town (Donji Grad) is renowned for its rich cultural offerings, excellent restaurants, cafes, and shops. All key city attractions are nearby, including Ban Jelačić Square, British Square, Dolac Market, Rokov Park, and Tuškanac, with tram stations just a few minutes' walk away. This apartment represents an exceptional opportunity for those seeking a home in the city center or an investment with high rental potential. Dear buyers, in accordance with the Real Estate Brokerage Act, property viewings are only possible after signing a Brokerage Agreement. As stipulated, the buyer is obligated to pay the agency commission upon the purchase. ID CODE: 2266

## Additional contact info

Reference Number: 683747

Agency ref id: 2266

Contact phone: 098 443 289