

Commercial property

Zagreb, Zagreb and Slavonija



Ref

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Commercial property

Zagreb, Zagreb and Slavonija



Type	Commercial property
Region	Zagreb and Slavonija
Location	Zagreb
Front line	No
Sea view	No
Floorspace	7900 sqm
Price	€ 15 000 000

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Impressive office building for sale in Zagreb.

The building contains commercial spaces in roh-bau condition and 300 underground parking spots (100% finished). Total area is 7.900 sq.m.

The location is highly urbanized and equipped with essential utilities, including electricity, city water supply, sewage, telephone network, and gas lines.

The access roads are paved, with sidewalks and public lighting.

Nearby amenities include an elementary school, kindergarten, numerous restaurants and service establishments, a shopping center, and the Jarun sports and recreation center. Public transportation is conveniently accessible, with a tram station located 400 meters away.

Year of construction: 2018

Orientation: East, West

Floors: Basement, Ground floor, 1st, 2nd, 3rd

Vertical access: Passenger elevator, Staircase

Foundations: Reinforced concrete, built to code

Load-bearing structure: Monolithic reinforced concrete

Ceiling structure: Reinforced concrete slab

Roof: Reinforced concrete

Facade: Clad with facade panels

Exterior joinery: Aluminum

Installed utilities: Electricity, Public sewage, Water supply, Gas, Telephone.

Office building is not yet in function. Spaces are not rented.

The picture is just for illustrative purposes.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

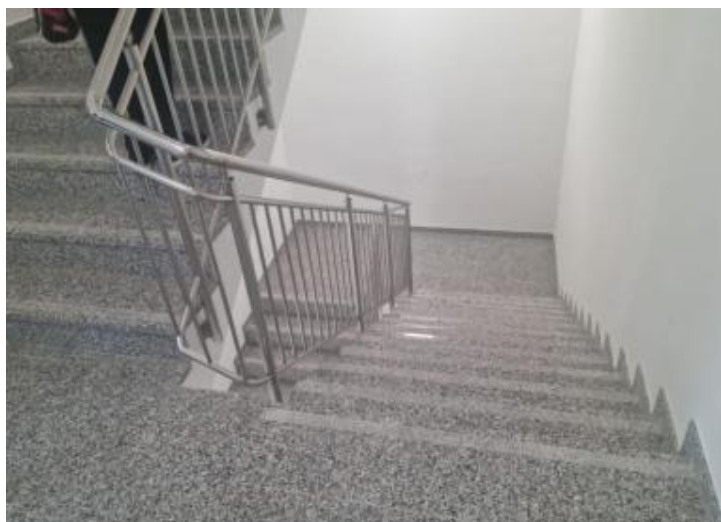
Property advantages:

Lift

Urbanized

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