



**Zagreb, Kajzerica, two residential and commercial buildings 326.34 m<sup>2</sup> in an excellent location**

*Croatia, Zagreb*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 450 000</b>   |
| <b>Object type</b>     | House              |
| <b>Market</b>          | New building       |
| <b>Bedrooms</b>        | 5                  |
| <b>Number of rooms</b> | 5                  |
| <b>Land area</b>       | 369 m <sup>2</sup> |
| <b>Area</b>            | 391 m <sup>2</sup> |
| <b>Category</b>        | For sale           |



Kajzerica, two high-quality residential and commercial buildings with a total area of 326.34 m<sup>2</sup>, divided into three floors and divided into a residential and commercial part on the ground floor and basement with separate entrances. There is parking for several vehicles in the yard.

The first building extends over three floors - ground floor, attic and basement. Communication inside the building is via an internal staircase. In the basement there are 2 gas connections with meters and boilers. The ground floor consists of an entrance hall with a corridor, a staircase, a bathroom and two rooms, while the attic has a staircase, a corridor, a bathroom, two rooms and a balcony. An office building with a separate entrance is attached to the building, which contains two floors - ground floor and attic. On the ground floor there is an entrance area with a staircase, a room and a toilet, and in the attic there is a staircase area and a separate room.

The second object in nature is a free-standing building located in the northern part of the plot. The building has two floors, which are connected by an external covered staircase. On the ground floor there is an office space with a sanitary unit, and in the attic there is a complete office and sanitary room. The buildings are connected via a balcony at the attic level, thus enabling direct communication between the two buildings.

Due to the large square footage and location of the property, it offers many possibilities for residential and commercial use, with minor or major adaptation. Ideal as an investment. An excellent micro-location in the immediate vicinity of all necessary facilities for quality living or business.

All other information on request.

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