

Commercial property

Zagreb, Zagreb and Slavonija



Ref	RE-AB-C-ZAG2
Type	Commercial property
Region	Zagreb and Slavonija
Location	Zagreb
Price	Price upon request

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New residential and commercial complex in the centre of Zagreb offers commercial and office spaces for sale. Complex is already built!

Office spaces of 9000 sq.m. spread over three levels. They can be leased for 8 eur per sq.m. plus VAT. Office spaces are for sale in roh-bau stage to be adjusted for the needs of the tenants. Total price is 12 150 000 eur + VAT.

Commercial and trading spaces of the ground floor are of 2250sq.m... They can be leased for 12 eur per sq.m. plus VAT. Commercial and trading spaces are offered in roh-bau stage as well. Total price is 3 910 000 eur + VAT.

The Seller would consider the sale of office spaces block and commercial and trading block to one investor, rather than selling spaces one by one.

CURRENT RENTAL SITUATION AS PER JUNE 2020:

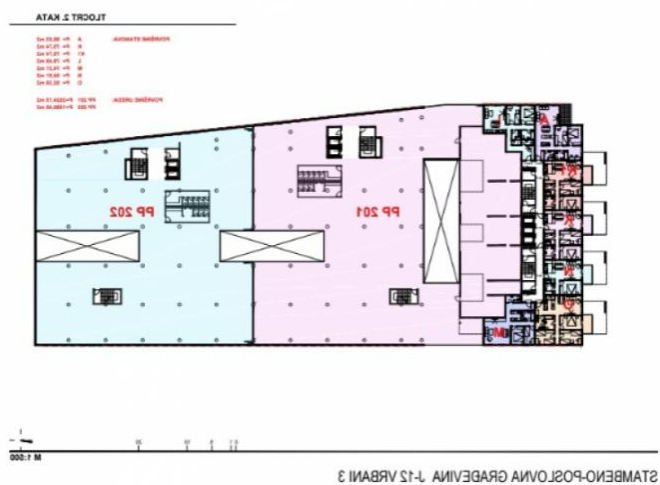
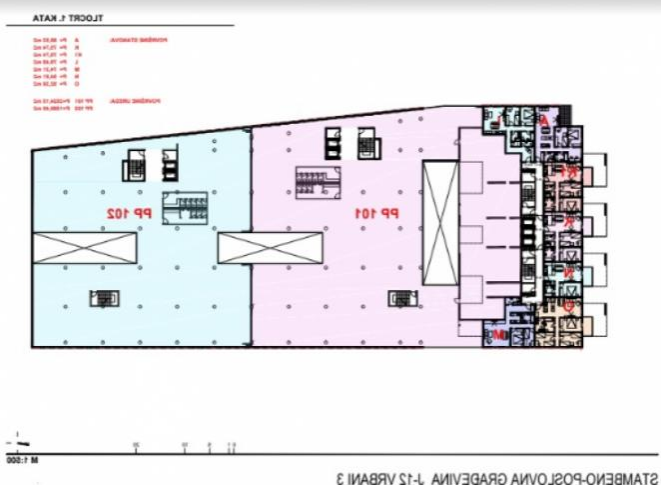
Ground floor. 2250 sq.m. 1750 sq.m. already rented, 500 sq.m. are reserved for renting. Rental fee is 12 euro per sq.m., maintenance fee is 2 euro per sq.m. Three investors will invest 350 000 eur for completion, each. Rental agreement term is 5 years+ 5 years of prolongation + 5 years of prolongation. Price is 1600 eur per sq.m. + VAT. TOTAL of 3 600 000 eur + VAT.

First floor. 1600 sq., renovated, rented for 13 eur per sq.m., maintenance fee is 3 eur per sq.m. Rental agreements term is 5 years + 3 years prolongation. Price is 2000 eur per sq.m. + VAT. TOTAL of 3 200 000 eur + VAT.

Bank can finance up to 50% of purchasing price.

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.

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