

# ZADAR- NEW BUILDING- commercial space- GARAGE AND ELEVATOR



## Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Détails de l'annonce

Propriété à: Vendre  
Prix: USD 372,614.05

## Location

Pays: Croatie  
État/Région/Province: Zadarska Zupanija  
Ville: Zadar  
Soumis: 20/11/2025  
Description:  
Location: Zadarska županija, Zadar, Belafuža.

## NEW BUILDING – BUSINESS PREMISES, ZADAR BELAFUZA

A project of a modern building with 5 residential units and business premises.

For sale is a business premises located on the ground floor of a modern new building in Belafuža, in a quiet environment ideal for business activities.

The location offers proximity to all essential amenities – schools, kindergartens, shops, public transport and recreational areas.

The building is of top quality construction, with an elevator connecting all floors from the garage to the 2nd floor. The highest quality materials were used in the construction in accordance with modern architectural and energy efficiency standards.

## LAYOUT AND AREA

Office space: 69.52 m<sup>2</sup>  
Bathroom: 3.87 m<sup>2</sup>  
2 parking spaces (2 × 13.75 m<sup>2</sup>, net 5.50 m<sup>2</sup>)

**TOTAL**

Net usable area with accessories: 78.89 m<sup>2</sup>

**BASIC CHARACTERISTICS OF THE BUILDING**

ALU-PVC joinery, triple glazing

Electric blinds

Mosquito screens on all windows

Underfloor heating throughout the apartment

Parquet flooring in the bedrooms and living room

Ceramics in the bathrooms and loggia

Multi-split air conditioning system (indoor units in all rooms)

Anti-burglary and fire-resistant entrance door

Video intercom

City sewerage

Thermal insulation class A+

**BUILDING AND ADDITIONAL INSTALLATIONS**

Elevator in the staircase

Staircase covered with natural stone (walls and floors)

Installations in the garage prepared (electricity/water)

Installations in garden

Energy class: A+

**BUSINESS PREMISES – HIGHLY UNCONSTRUCTED**

The building also includes a business premises in the high unfinished phase:

without floor and wall coverings

without electricity and water distribution (only connections)

possibility of adaptation to your own needs

**DOCUMENTATION**

Ownership in order

Sold by a legal entity in the VAT system

The buyer does not pay real estate tax

This business premises represents an excellent opportunity for investment or starting your own business, with modern infrastructure and excellent connections to the rest of the city.

For additional information, price or to arrange a viewing:

Phone: ...

E-mail: ...

ID CODE: 679

Ivana Ančić

Voditelj ureda

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Mob: ...

Tel: ...

E-mail: ...

...

### **Commun**

Salle de bains: 1  
Pied carré fini: 78.89 m<sup>2</sup>

### **Room details**

Total rooms: 1

### **Building details**

Parking: Oui  
Number of Garages: 1  
Nombre de pieds carrés: 2

### **Lease terms**

Date Available:

### **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/TXAW-T608/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXAW-T608/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 635632

