



## For sale, Samobor, office building, 7 parking spaces



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,936,255.35

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Zagreb County
Città:	Samobor
Cap:	10430
Publicato:	27/03/2026

Descrizione:

[www.biliskov.com](http://www.biliskov.com) ID: 13805

Samobor

Commercial building with an area of 680 m<sup>2</sup> on 4 floors, on a plot of 488 m<sup>2</sup>, built in 2003.

The building is divided into floors. It consists of a basement, ground floor and two floors.

Basement: the entrance is possible via a ramp at the back of the building, and in the basement there is currently a space for arranging vehicles and smaller services with storage. The entrance door is an industrial Hormann with a pass-through door with electric control, the floor is industrial and there are skylight windows. From the basement, stairs lead to the ground floor (170 m<sup>2</sup>).

Ground floor: main entrance to the building's staircase and entrance to the area (currently a car showroom/rent-a-car), toilet and kitchenette. There is quality ceramics on the floor and the ceiling is "Knauf" with built-in LED lighting, the space is air-conditioned (170 m<sup>2</sup>).

First floor: entrance from the staircase, larger space, currently accounting office with 6 workplaces and 2 tables for clients, two separate offices, toilet and kitchenette. The floor is laminate and the ceiling is "Knauf" with built-in quality lighting, the space is air-conditioned (170 m<sup>2</sup>).

Second floor: entrance from the staircase, two rooms, toilet and kitchenette. The floor is laminate and the ceiling is "Knauf" with built-in LED lighting (170 m<sup>2</sup>).

Considering the type of construction, it is possible to change partition walls as needed (except WC).

The ground floor, first and second floors are separated (each floor has a separate entrance door), and communication is possible via a heated staircase.

There are seven parking spaces in front of the building on the lot.



The facility has an optical and ISDN connection, a complete internal telephone installation, a complete installation for a computer network (about 20 workplaces with the possibility of expansion), a complete installation of a video surveillance system (covering the interior and exterior - 8 cameras).

The exterior joinery is gray PVC with "iso/low e" glasses and marble "benches". Most of the lighting is LED, a smaller part is energy saving.

The object is visually attractive and in excellent condition and in a very good microlocation.

The object is currently rented, which can be taken over.

Behind the building there is additional land that can be purchased.

The area of the land is 1,858 m<sup>2</sup>, it is completely asphalted, surrounded by a new fence about 2.20 m high and illuminated with reflectors. There is also a carport for accommodating 80 vehicles in the parking lot. The canopy is illuminated with about 40 neon lamps.

EC: B

Orientation: North-South-East-West

Heating: Central floor gas/air conditioning

Purchase price: €1,650,000

The intermediary fee for the buyer is 2% + VAT of the achieved purchase price.

Condizione: Reformed

Costruito: 2003

## Comune

Finito piedi quadrati: 680 mq

Dimensione del lotto: 488 mq

## Room details

Total rooms: 6

## Utility details

Heating Fuel: Gas

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/JXYQ-T3429/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JXYQ-T3429/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 13805



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