



## Zagreb, Špansko, commercial space 206 m<sup>2</sup> in the basement of the building, 2 separate entrances



### 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 468,490.19

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	City of Zagreb
Città:	Zagreb
Publicato:	11/05/2026

### Descrizione:

For sale is a functional and fully arranged commercial space with a total area of 206 m<sup>2</sup>, located in a quiet and easily accessible part of Zagreb, in the Špansko neighborhood (Stenjevec district). The property is situated on the basement level of a residential-commercial building and features two separate street-level entrances (one on each side), providing excellent flexibility and strong investment potential. The layout allows for an easy division into two separate units of approximately 100 m<sup>2</sup> each, making it ideal for renting to two tenants or combining personal business use with rental income. Thanks to its practical floor plan and multiple separate rooms, the space is perfectly suited for offices, medical practices, clinics, dental laboratories, beauty salons, and similar service-based businesses. Room layout: entrance open space area (reception / waiting area), five separate rooms, kitchen, two toilets, shower, hallway. Features: total area: 206 m<sup>2</sup>, number of rooms: 6, floor: basement (semi-basement), two separate street entrances, possibility to divide into 2 units (~100 m<sup>2</sup> each), fully arranged and well-maintained, flexible layout, ready for immediate use. Location and surroundings: The property is located in Špansko, one of the most sought-after and well-connected areas in the western part of Zagreb. It offers quick access to major roads, public transportation, and all essential amenities. The surrounding area is quiet yet highly practical for client- or patient-oriented businesses. Additional: free parking around the building, consistently available parking spaces, possibility of renting out two separate units, ideal for combining own business and investment. Other features: excellent for medical and healthcare activities, suitable for law offices and administrative businesses, ideal for dental laboratories, strong investment potential due to dual entrances, clean ownership and ready for use. Additional information: This property represents an excellent opportunity for buyers seeking a flexible and functional commercial space with added value through division and rental.



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potential. Other information is available upon request....

For this property contact our agent on telephone number +385 91 333 0666.

More on Eurovilla.hr, ID: 427621

Direct link: <https://eurovilla.hr/en/property/zagreb-spansko-commercial-space-206-m2-in-the-basement-of-the-building-2-separate-entrances/427621/>

## Comune

Dimensione del lotto: 206 mq  
Floor Number: 1

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/LFVL-T30436/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LFVL-T30436/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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