



## Building to Redevelop For Sale In Osijek



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: USD 646,261.91

#### Location

Country: Croatia  
Address: Donjodravska obala Nr.8  
ZIP code: 31000,  
Posted: May 31, 2024

Description:  
Building to Redevelop For Sale In Osijek Croatia

Esales Property ID: es5554169

#### Property Location

Donjodravska obala Nr.8

31000,Osijek,

Croatia

#### Property Details

Unveiling Opportunity: A Prime Redevelopment Project in the Heart of Osijek, Croatia

Own a Piece of Osijek's Legacy: The 'Fisherman's House' Awaits



The vibrant city of Osijek, Croatia, presents a unique opportunity for investors and visionaries. Await the chance to own and redevelop a legendary landmark – the 'Fisherman's House' – situated on the iconic Donjodravaska Promenade. This property, steeped in history and boasting a prime location, offers endless possibilities for creating a thriving commercial or residential space.

## A Diamond in the Rough:

The 'Fisherman's House' currently stands as a blank canvas, ready for your vision to take shape. While the building requires a complete renovation (as evidenced by the provided pictures and video), its potential is undeniable. Envision:

\* **Three Levels of Opportunity:** This exceptional property boasts three floors, totaling approximately 430 square meters of usable space. The basement, offering 234 square meters, presents itself as a perfect candidate for a multi-story office space. Imagine transforming this area into a bustling business hub, complete with modern amenities and stunning views of the promenade.

\* **Prime Location with a View:** The ground floor, currently a 141 square meter multi-story apartment, offers unparalleled access to the promenade itself. Imagine creating a retail space capitalizing on the high foot traffic, or perhaps a charming restaurant with a spacious 17 square meter terrace overlooking the Drava River. This location is perfect for capturing the vibrant energy of Osijek and offering guests a truly unique experience.

\* **Panoramic Terrace Potential:** A true gem of the property is the expansive 181 square meter terrace accessible from the basement. Imagine transforming this space into a breathtaking outdoor lounge or restaurant area. This terrace offers stunning panoramic views of the promenade and the Drava River, creating an unmatched atmosphere for guests and patrons.

## Concept Project Available:

To ignite your imagination, the property comes with a concept project outlining potential redevelopment options. Use this as a starting point or unleash your creativity and design a space that reflects your vision. The possibilities are truly endless.

## Investing in Osijek's Future:

The 'Fisherman's House' offers more than just a redevelopment project; it's an opportunity to become a part of Osijek's vibrant future. Consider these factors:

\* **Prime Location:** Situated on the Donjodravaska Promenade, the heart of Osijek's social scene, this property guarantees high visibility and foot traffic. Imagine your business or residential space thriving amidst the city's energy and becoming a local landmark.

\* **Last Opportunity on the Promenade:** This is your chance to own one of the last remaining undeveloped locations on the prestigious Donjodravaska Promenade. This unique opportunity allows you to capitalize on the area's growth potential and secure a place at the forefront of Osijek's development.

\* **All Utilities Connected:** The property already boasts all necessary utility connections, saving you time and resources during the renovation process.



## Owning a Legacy:

Owning the 'Fisherman's House' is more than just an investment; it's a chance to breathe new life into a historic landmark. Imagine restoring this building to its former glory and creating a space that contributes to the unique character of Osijek. This is an opportunity to make a lasting impact on the city's landscape and become a part of its ongoing story.

## Beyond the Property:

Osijek, Croatia, offers a vibrant culture, rich history, and stunning natural beauty waiting to be explored. As you embark on the redevelopment project, take time to explore the city's many offerings:

- \* **Cultural Delights:** Immerse yourself in Osijek's rich history by visiting the Museum of Slavonia or exploring the imposing Osijek Fortress. Indulge in the vibrant art scene at the Museum of Fine Arts or lose yourself in the world of books at the Croatian National Theatre.
- \* **Culinary Adventures:** Savor the delectable flavors of Croatian cuisine in Osijek's many restaurants and cafes. From fresh seafood dishes to traditional Slavonian specialties, the city offers a culinary adventure for every palate.
- \* **Natural Escapes:** Escape the urban environment and explore the picturesque nature surrounding Osijek. Enjoy a relaxing stroll along the banks of the Drava River, or venture further afield to explore the breathtaking Kopački Rit Nature Park, a haven for diverse wildlife.

## Investing in Opportunity:

The 'Fisherman's House' presents a compelling opportunity for investors seeking a prime location, a blank canvas for their vision, and a chance to become a part of Osijek's thriving future. With its exceptional location, vast potential, and concept project as a starting point, this property is a dream

## About the Area

Osijek, Croatia, pulsates with a vibrant energy, captivating visitors with its rich history and charming atmosphere. Nestled along the banks of the Drava River in eastern Croatia, Osijek boasts the title of the country's fourth-largest city. Step onto the iconic Donjodravaska Promenade, a bustling riverside walkway lined with cafes, restaurants, and cultural attractions. Imagine strolling along the promenade, soaking in the sunshine and the lively atmosphere, while enjoying panoramic views of the Drava River. Osijek's historical significance is evident in its imposing 17th-century fortress, a testament to the city's strategic importance. Explore the fortress grounds, delve into the city's fascinating past at the Museum of Slavonia, or simply wander through the charming cobbled streets lined with colorful baroque buildings. Osijek offers a captivating blend of history, culture, and modern-day energy, promising an unforgettable experience.

## MAiN FEATURES:

- \* 234m2 of living space



- \* 500m2 plot
- \* 10 Bedrooms when redeveloped
- \* 10 Bathrooms when redeveloped
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Common

Bedrooms:	10
Bathrooms:	10
Finished sq. ft.:	430 sq m

### Lease terms

Date Available:

### Additional information

Virtual tour URL: [https://www.youtube.com/embed/-baHx\\_MEMt0?v=version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/-baHx_MEMt0?v=version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

### Contact information

IMLIX ID: IX5.798.056

