ID: 3560

INVESTMENT OPPORTUNITY – LARGE PROPERTY AT THE ENTRANCE TO GAREŠNICA

Garešnica

145,000 €
647 €/m^2







Garešnica is a peaceful and pleasant town in the heart of Moslavina, known for its greenery, quality of life and good connections with surrounding towns and cities. This property is located at the very entrance to Garešnica, providing good accessibility and visibility.

PROPERTY DESCRIPTION

For sale is a house built in 1975, requiring renovation, but offering considerable potential due to its size, existing layout and location.

The property features 8 rooms and 2 bathrooms, while the ground floor includes a large space of approximately 140 m², measuring around 14 × 10 metres.

The ground-floor area was previously used as a nightclub/bar, providing an existing basis for adaptation to various commercial purposes.

The current layout offers a good starting point for adapting the property according to the needs of the future owner and a future project.

POSSIBLE USES

Depending on the project, spatial planning regulations and required permits, the property could be suitable for:

- hostel
- worker accommodation
- tourist accommodation
- guesthouse or smaller accommodation facility
- combination of accommodation and hospitality facilities
- mixed residential and commercial use
- other business purposes.

The large ground-floor space could potentially be arranged as a reception area, dining room, common area, lounge or other commercial space, while the eight existing rooms provide a good basis for an accommodation concept.

BASIC INFORMATION

- year of construction: 1975
- 8 rooms
- 2 bathrooms
- ground-floor area approx. 140 m²
- dimensions approx. 14 × 10 m
- water connection
- electricity connection
- gas connection
- renovation required

- location at the entrance to Garešnica

WHY DO WE RECOMMEND THIS PROPERTY?

The main advantage of this property is its size and flexibility for different business concepts.

Eight rooms, two bathrooms and a large ground-floor area provide possibilities for various uses, particularly worker accommodation, a hostel, tourist accommodation or a combination of accommodation and commercial facilities.

Its location at the entrance to Garešnica is an additional advantage, providing good accessibility and visibility.

This property is intended for a buyer who recognises the potential of the existing space and wishes to renovate and adapt it according to their own idea and business concept.

The final use and any possible change of purpose are subject to spatial planning regulations, technical requirements, project documentation and the necessary permits.

FOR MORE INFORMATION AND TO ARRANGE A VIEWING:

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Summary

LOCATION	Garešnica	PROPERTY ID	3560
PRICE	145,000 €	TYPE	House
AREA	224 m²	GARDEN AREA	2,307 m²
YEAR BUILT	1975.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	8
BATHROOMS	2	TOILETS	4
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	9
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central	JOINERY	Bad
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Very bad
FACADE	Good	ROOF	Bramac
INTERNAL STAIRS	-	EXTERNAL STAIRS	Tiled
OWNERSHIP TYPE	1/1	CERTIFICATE OF OWNERSHIP	Yes
	Yes		-

USAGE PERMIT		ENERGY CERTIFICATE	

Extra features

- Access road
- Terrace
- Balcony
- Garden
- Yard
- Catering facility

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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