

Presentation of real estate

# Commercial building „Sesvete-Savska”, Croatia



NOVEMBER 2019

REAM

# Croatia

## Basic info

- Full name: Republic of Croatia
- Inhabitants: 4,284,889 (2011.)
- Capital: Zagreb
- State: Member of European Union since July, 2013
- Currency: Croatian Kuna
- Official languages: Croatian (in ethnically mixed population Croatian Constitution insures usage of other languages – Italian, Hungarian, Serbian, ...)



## Location

- Area: 56.542 km<sup>2</sup> (total of 89.810 km<sup>2</sup> incl. coastal sea)
- Length of borders / 2,379 km: with Bosnia and Herzegovina 1,012 km, Slovenia 670 km, Hungary 356 km, Serbia 318 and with Montenegro 23 km)
- Length of coastline: 1,777 km (over 6,000 km incl. islands)
- Climate: Mediterranean, Continental, Alpine

## Economic info:

- GDP per capita: 14.372 USD (2016)
- recorded GDP growth in 11 consecutive quarters (data as of August, 2017)
- Other: Joined EU on July 1st, 2013.

# Why invest in Croatia

- Excellent potential still insufficiently developed
- Strategic position in the midst of Europe insures Croatia to be ideal gateway to major markets
- Outstanding coastal line with over 1,000 islands situated in the heart of Mediterranean
- Excellent transport infrastructure (over 1,300 km of highway roads, over 2,900 km of railway and 6 international sea ports),
- Safety and stability: Stable political, business oriented environment
- Double taxation avoidance agreements with majority of EU countries
- Main trading partners: Italy, Germany, Bosnia and Herzegovina, Russia, Slovenia, Austria, Serbia, Montenegro and France



Member of  
following:

- EU
- IMF
- IBRD
- NATO
- WTO (Geneva)
- WTO (Madrid)

# Why real estate in Croatia?

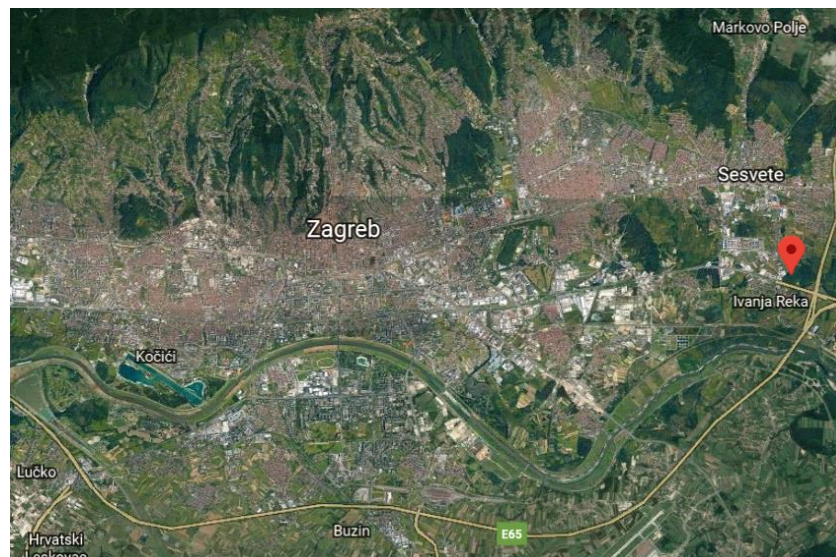
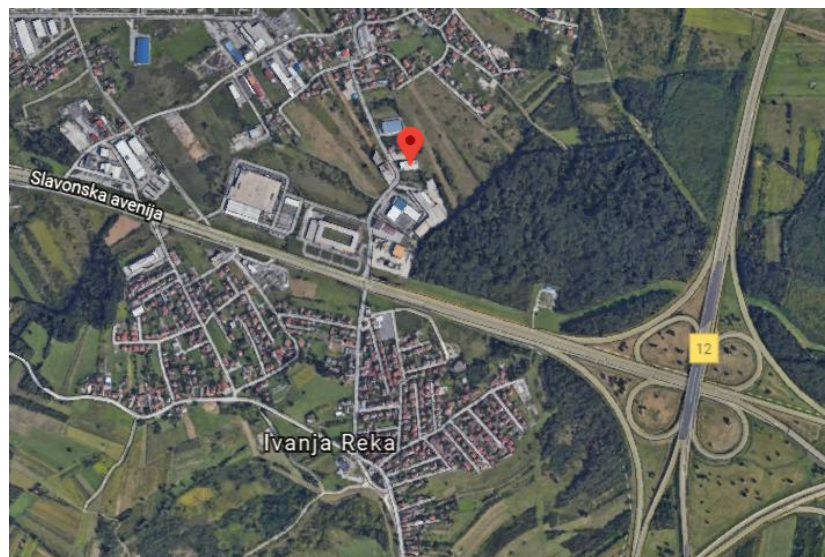
- 3 % Real Estate Transfer Tax if property is not subject to VAT taxation (VAT rate 25%)
- Recent analysis show rising interest and increase of activities in various market segments.
- Outstanding touristic potential with still underdeveloped accomodation capacities
- Currently limited major developements from international „players” present on the market
- Geographic position favourable for logistic / warehouse parks
- On February 1st, 2009. purchasers from EU membering countries have been granted equal rights as for Croatian citizens (only remaining limitation relates to purchase of agricultural land and nature parks under special legal protection). For purchasers from non-EU countries, rules of mutuality and reciprocity apply





# Commercial building „Sesvete-Savska”

- The property is located in Zagreb, the capital of Croatia and the cultural, economic, political and administrative center of the Republic of Croatia with the seat of Parliament, President and Government.
- Location: Zagreb/Sesvete, Sopnica-Jelkovec area – near highway junction Zagreb east.



# Commercial building „Sesvete-Savska”

- The footprint of the commercial building according to the Land Registry amounts 1.239 m<sup>2</sup>. The building consists of ground floor (exhibition hall and warehouse) and 1st and 2nd floor with office areas.
- Land plot size of 5.228 m<sup>2</sup> (ZKČ 4177/1, 4177/2, 4178 and 4179) in total enables enough space for parking, up/unloading goods or further development.





# Commercial building „Sesvete-Savska”

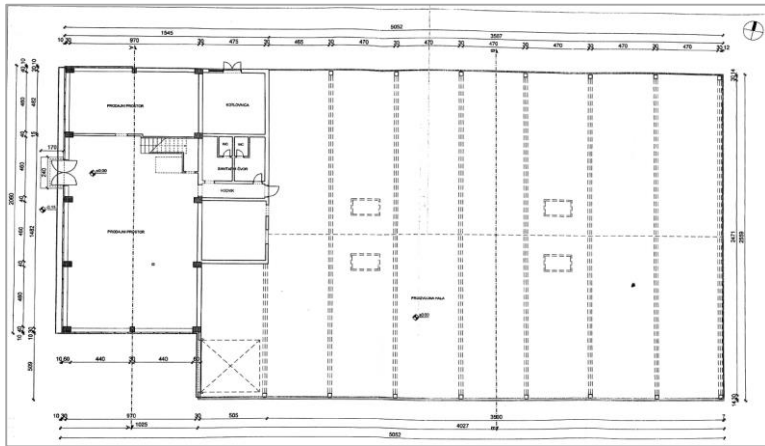
- Location and address:  
Savska cesta 99, 10360 Sesvete,  
Croatia
- Name of the building:  
Commercial building „Sesvete-Savska”
- Ownership: PRO-REM d.o.o. u likvidaciji,  
Ljubljana



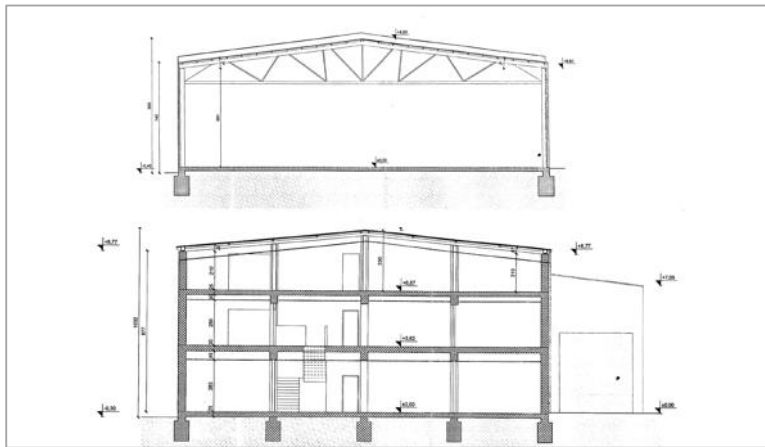
- Landplot size: 5.228 m<sup>2</sup>
- Construction year: 2006.
- Parking possibilities: various
- Development potential: various

# Commercial building „Sesvete-Savska”

Ground floor



Sections



Cadastral plan

