



COMMERCIAL MIX-USED CENTRE - Osijek

GLA: 84.000 m², NLA Office: 16.800 m², NLA Retail: 9.000 m², GPP: 800

Exclusively
offered by:

FirstProperty 



EURODOM OSIJEK





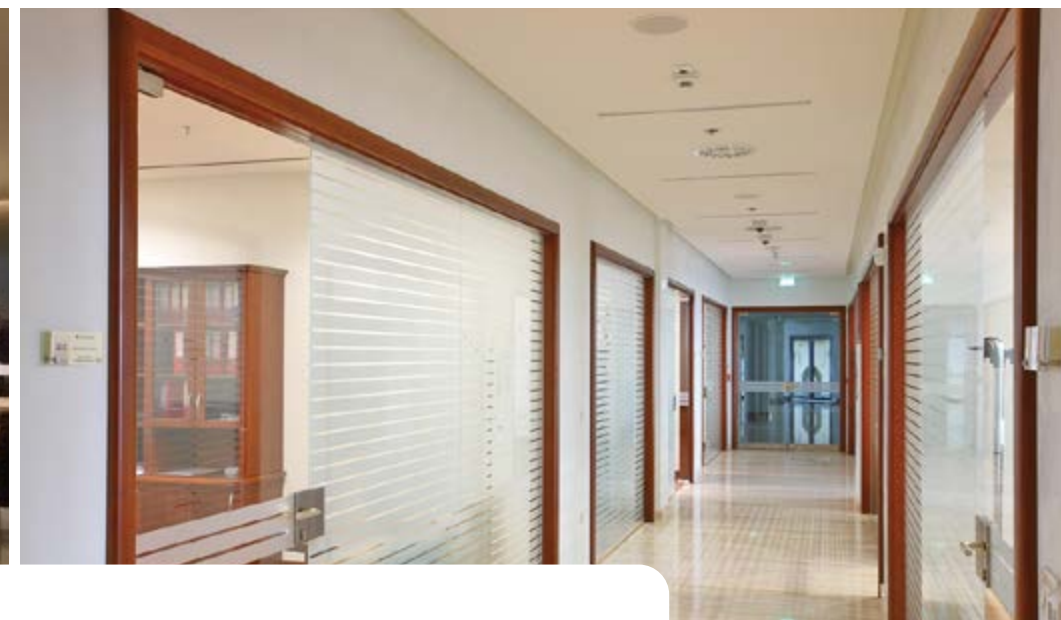
LOCATION: Osijek, city of 100.000 inhabitants. Vukovarska street is prime location in the city centre and a new business and university heart of Slavonia and Podunavlje region.

Next to the Osijek University and campus of 17.000 students. Just next to the Student centre and restaurant for 3000 student per day. City quarters Sjenjak and Vijenac I. Mestrovica are mostly inhabited by young families-demographic potential, they make a quarter of city population. Excellent accessibility and direct access app. 1 km to the highway. Just 10 min. drive to the Osijek airport.



OVERVIEW: Osijek at its best

- **Impressive tower premium class**
- **Smart offices of 16.800 m² on 12 levels**
- **Natural lighting is electrically controlled**
- **Clear height of 3 m., 4-pipe fan coil HVAC system**
- **Server rooms- central cooling**



OVERVIEW:

- 4th-12th floor from 250 m² - 1.354 m²
- Spacious 2nd and 3rd floors, offices from 50 m² - 4.850 m²
- Office premises developed to the highest standard



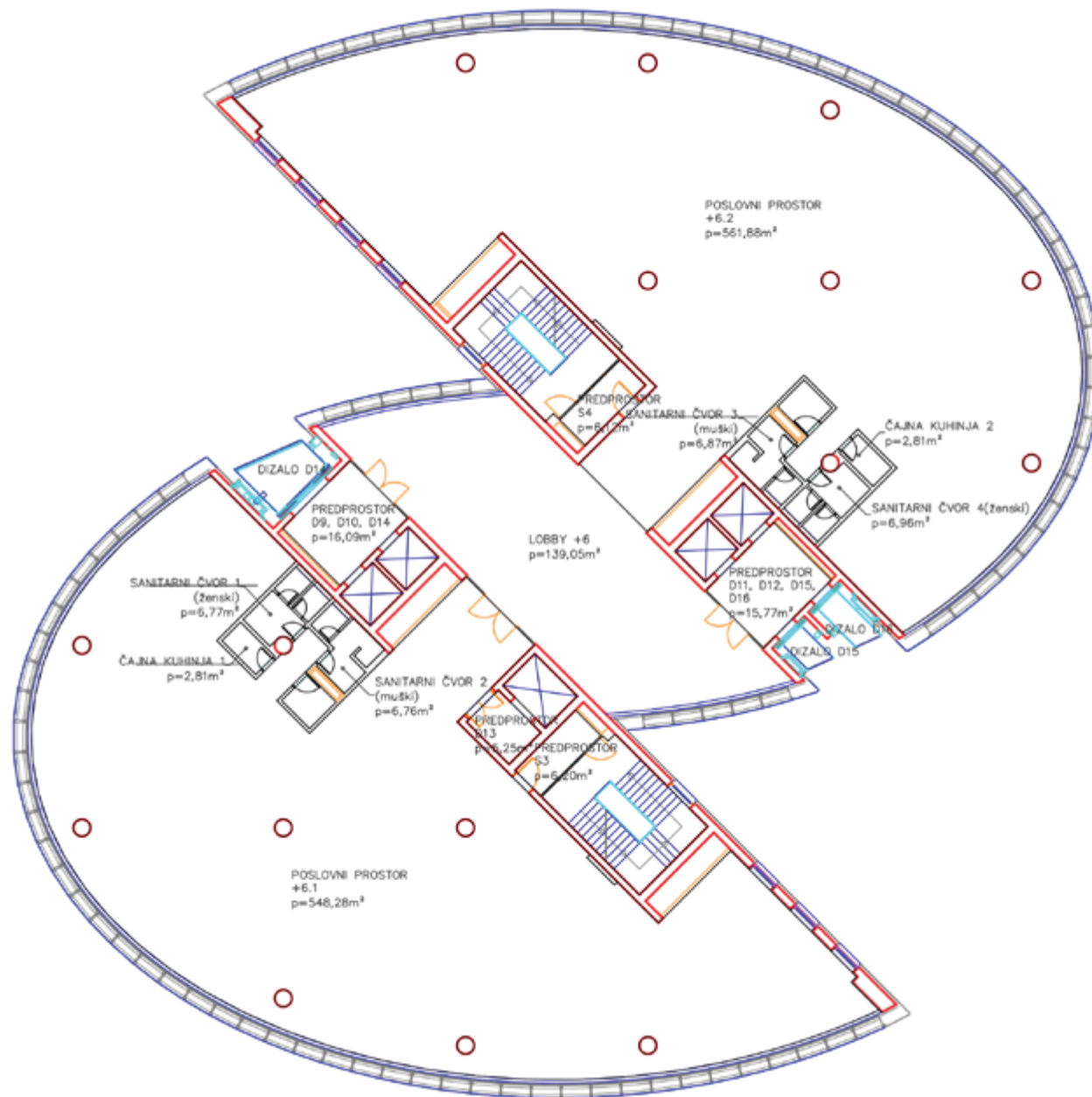
OVERVIEW:

- Reception and security 24/7
- Excellent vertical communication with 7 elevators
- Modern restaurant on the 4th floor and cafe bar on the GF
- Underground garages of 800 car park (VIP zone)

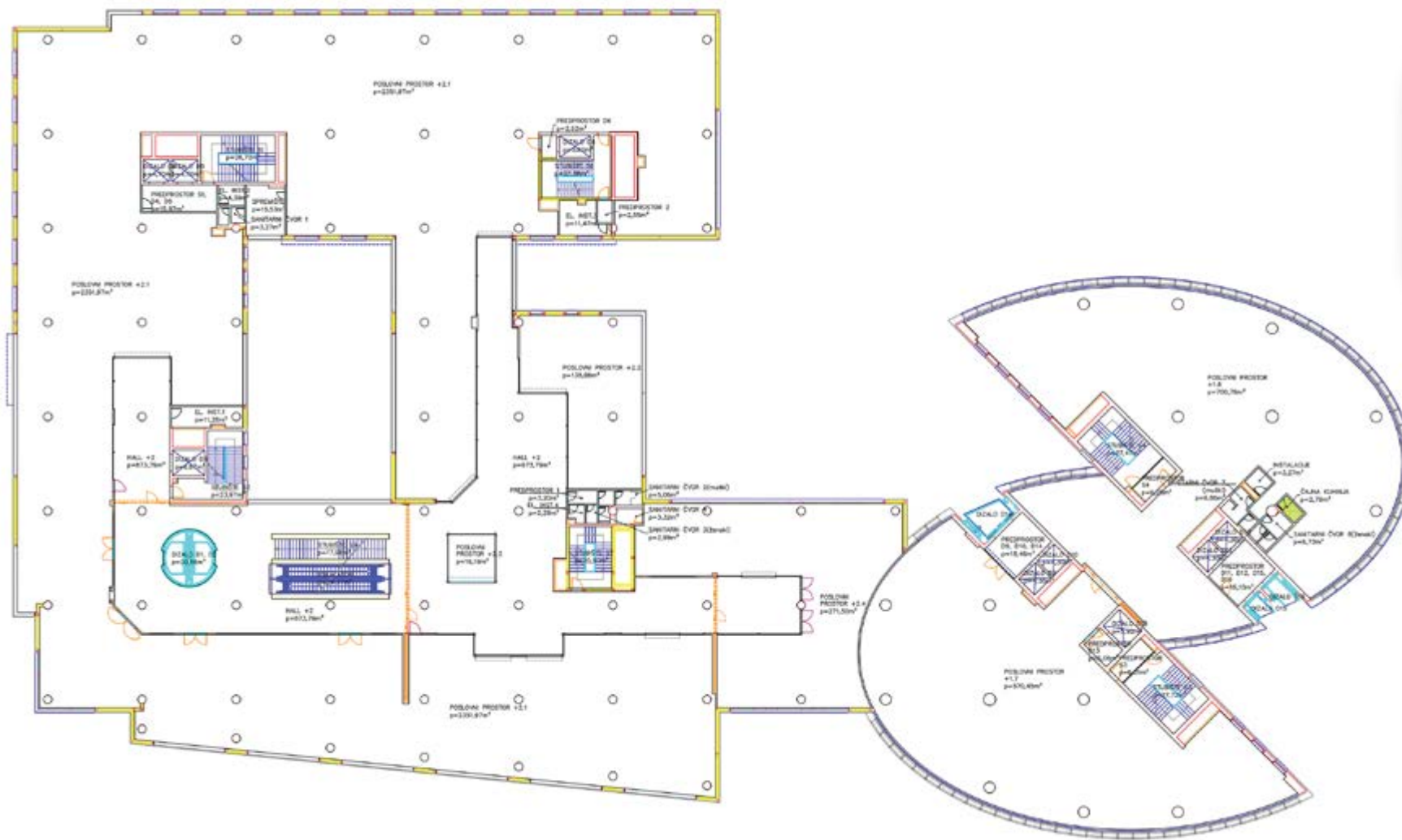


Complex also consists convenience-based shopping centre with strong F&B B offer with one supermarket , coworking&event area, hotel, leisure, health and education facilities. In addition, it houses Cultural center of 4500 m2 with multifunctional auditorium with 386 seats.

This type of building is the future of real estate. The building lives after 17 h, its functions complement each other's.



LEVEL 1-12
 Typical floor plan



LEVEL 2
4857 m² NLA

EURODOM-OSIJEK

Exclusive Letting Consultant:

Prvi savjet d.o.o.

Radnička 47- BC Romeo i Julia, Zagreb-HR

T. +385 (1)55 20857 | www.first.hr

Žarko Kovačić, B.Sc. Leasing Manager

zarkoc@first.hr | M. +385 (0)95 4870424

Josip Stražičić, B.Sc. Marketing Manager

josip.strazicic@prvisavjet.hr | M. +385 (0)91 7604084

Investor: Euro Daus d.d., Split | Design: www.neo.hr



FIRST PROPERTY
Radnička 47, Zagreb, Hrvatska
T. +385 1 5520 899
www.first.hr, E. info@first.hr

In case of transaction the commission of one monthly rent is charged after signing of lease contract.
The teaser is proprietary of Prvi savjet and may not be disclosed to any third party or used for any other purpose without the prior written consent of Prvi savjet.