

CapriCo Tower





About the Project

CapriCo Tower is a new generation landmark real estate project offering prime office and commercial spaces that set a new standard in quality, functionality and design.

Strategically located in one of the city's most accessible and highly visible spots, it delivers outstanding business exposure and seamless connectivity to key commercial and residential areas.

With over 14,000 m² of gross leasable area and more than 300 parking spaces, the Project creates a vibrant ecosystem where productivity, creativity, and well-being thrive in harmony.



Location

Located along Zagrebačka Avenue, one of Zagreb’s most prominent and high-traffic corridors, CapriCo Tower benefits from outstanding visibility and accessibility.

The site offers direct access to key traffic routes, while nearby bus and tram stations ensure effortless connectivity from all parts of the city.

The Project offers its tenants a broad range of on-site and nearby amenities ensuring a dynamic, well-connected setting where professional success and everyday comfort converge.

	DISTANCE	DURATION
Bus station	10 m	1 min
Tram station	500 m	9 min
Central train station	5,6 km	15 min
Central bus station	7 km	18 min
Airport	17 km	25 min





Concept

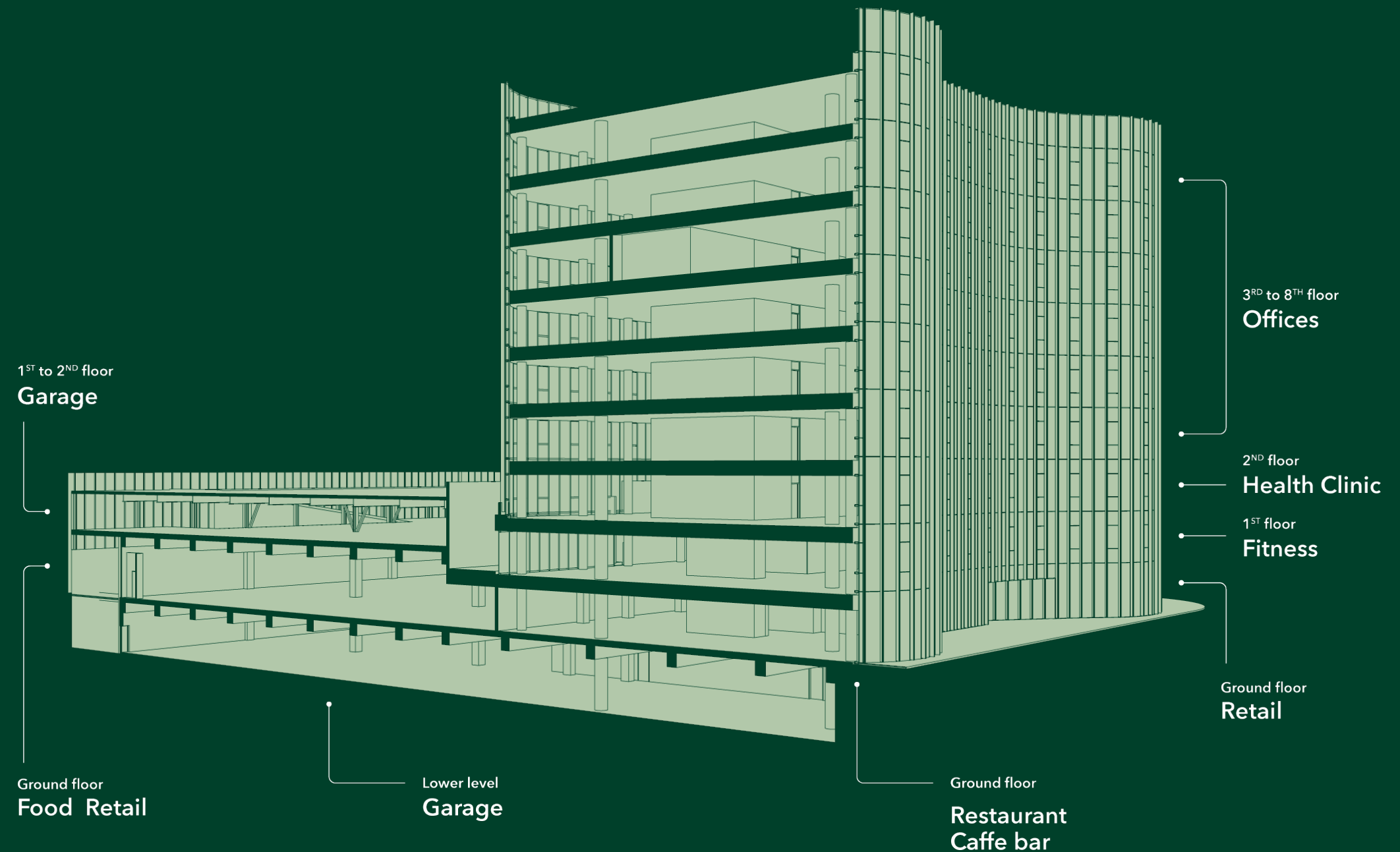
CapriCo Tower offers a fully integrated office and commercial spaces.

The office area spans over 7,500 m², delivering premium modular office spaces ranging from approximately 260 m² to 1,240 m² per floor. Each layout can be customized to suit diverse operational models and workspace concepts, ensuring flexibility for tenants.

The commercial area cover more than 6,500 m² and consists of a food and retail stores, restaurant & bar, fitness center and health clinic.

With over 300 indoor and outdoor parking spaces, the project ensures effortless accessibility and convenience for both tenants and visitors.

Together, these elements create a lively, connected hub supporting business activity and everyday interaction.





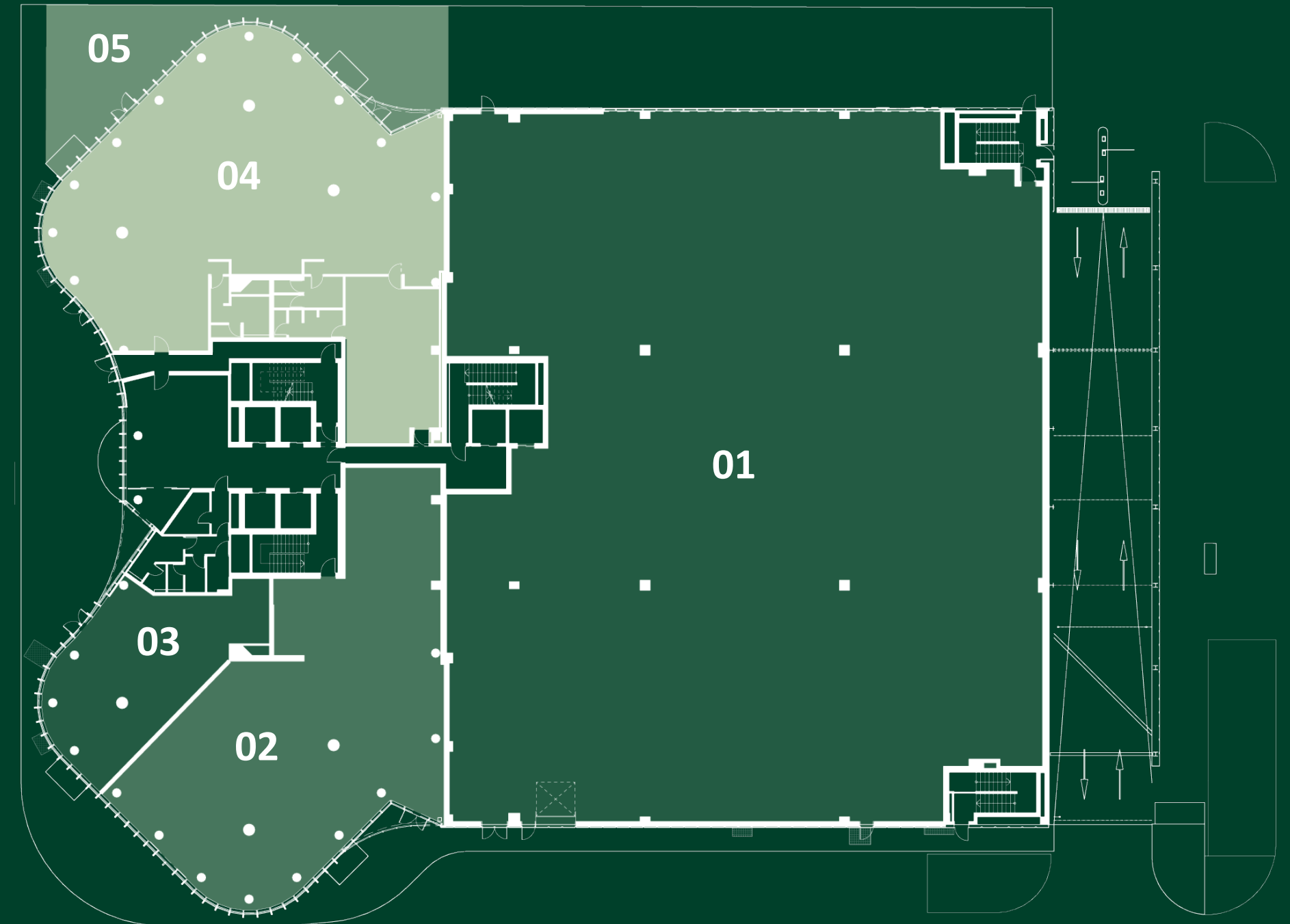
Building Area

Commercial

The ground floor is designed as a commercial area thoughtfully arranged to accommodate food store, retail stores, restaurant and café bar.

With direct street-front access, the area offers high visibility and excellent customer experience.

01	Food Retail	2.051,25 m ²
02	Retail store	418,99 m ²
03	Retail store	139,29 m ²
04	Restaurant / café bar	537,40 m ²
05	Restaurant / café bar terrace	165,98 m ²

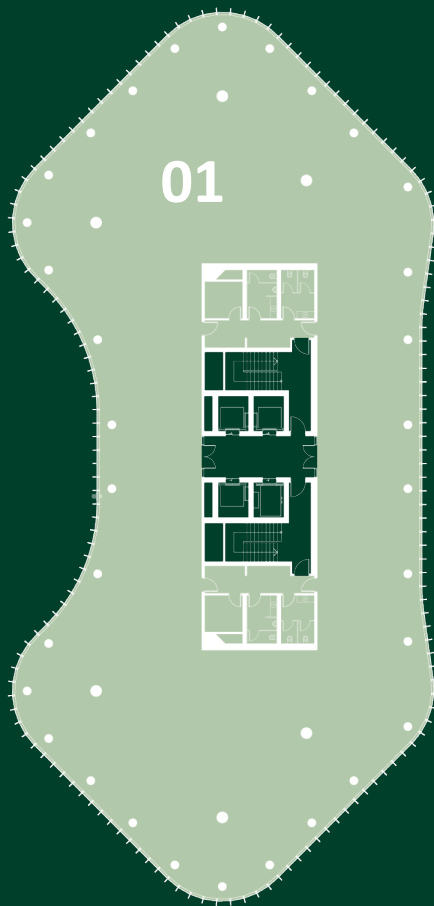




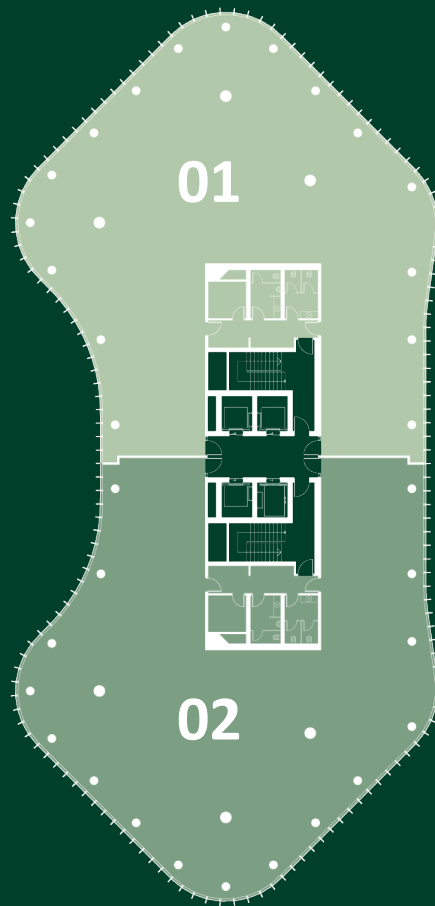
Building Area

Office

Across six office floors, CapriCo Tower offers fully flexible configurations with individual lease units smoothly scalable from approximately 260 m² to 1,240 m². Each unit includes a dedicated entrance, sanitary facilities and kitchenette area delivering premium workspace conditions aligned with modern business requirements.



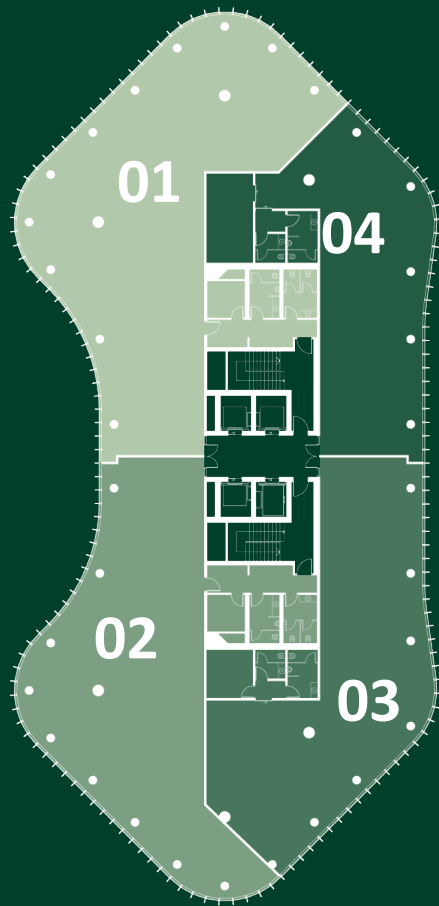
01	1.240,25 m ²
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01	621,23 m ²
02	619,02 m ²



01	621,23 m ²
02	340,45 m ²
03	278,55 m ²



01	359,42 m ²
02	340,45 m ²
03	278,55 m ²
04	261,82 m ²



Specifications

General info

- 14,000+ m² of premium office and commercial space
- 300+ parking spaces
- Storage units
- Modular office layouts ranging from approx. 260 m² to 1,240 m²
- Lobby and reception area 24/7
- Technical maintenance and reception services
- Professional property and facility management
- Nearby public transport and main city roads
- On-site amenities: retail food store, retail stores, restaurant & bar, fitness center and health clinic

Technical

- DGNB Gold certification standards
- Maximum A+ energy efficiency and nZEB (nearly zero-energy building) compliance
- Vertical communication (four fast elevators and two stairways)
- LED lighting with presence detection
- Centralized Building Management System for optimized performance
- HVAC: heating and cooling / ventilation with recovery + natural ventilation
- Fire protection system: smoke detection + sprinklers
- 24/7 video surveillance of common areas
- Suspended ceilings and raised floors to accommodate installations

CapriCo Tower

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