

Land plot

Zagreb, Zagreb and Slavonija



Ref	RE-I-AB-10
Type	Land plot
Region	Zagreb and Slavonija
Location	Zagreb
Front line	No
Sea view	No
Floorspace	24935 sqm
Plot size	2407 sqm
Price	€ 7 500 000

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**Hot construction project in the centre of Zagreb on Ilica street - especially demanded after recent earthquake which damaged or demolished many historical building in the centre!
People need new apartments in Zagreb as soon as possible, high-quality earthquake-resistant buildings are demanded to ensure people's safety in future.**

Ready building permit!

Just 5 minutes walk from Trg Franje Tuđmana!

Just 27 minutes by foot or 2,5 km to Trg Bana Jelacica (central square of Zagreb)!

Total surface of land plot is 2407 m². It is possible to build residential building with commercial and office spaces on the lower levels.

Beautiful city views from the upper levels are guaranteed.

KIS is 90%.

KIG is 6,4

Max number of levels = ground floor + 19 levels. It is possible also to make 4 underground levels for parking.
Max height is 70 meters.

Max netto surface to be built is 22 116 sq.m.

Max brutto surface to be built is 24 935 sq.m.

Underground levels brutto surface is 7544 sq.m.

Aboveground levels brutto surface is 17 390 sq.m.

Building permit is issued. Communal fees (kommunalni doprinos) is partially paid.

Total investment needed is cca. 25 mln euro

Centre of Zagreb is the area of highest construction and business potential in Croatia.

The main components of the project are the four star Hotel, providing around fifty accommodation units, and the Tower building, a complex of 19-storey residential and business towers.

The Tower is the residential part of the centre of Zagreb, stretching from the 6th to 12th floors of the modern building, featuring 51 functionally located luxury apartments, sized between 50m² and 200m² and overlooking the greenery of the Medvednica Mountain and the southern part of the city.

The entrance into the underground levels will be from Ilica while the exit will be on Mandaličina street, so as to facilitate entry into the traffic system.

The garage parking spaces (on levels -2, -3 and -4) are adapted to all contemporary vehicles and ensure unimpeded movement.

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Basic details:

Energy certificate A • Reinforced concrete structure • Partition walls - brick/plaster boards in two layers • Facade - ventilated made of Trespa/Fundermax tiles with wooden pattern • Aluminium doors in common areas and in business premises • Railings of staircases and terraces in stainless steel with inserts of laminated glass • Silent elevators of new generation with high speed operation and a large, luxurious cabin • External joinery aluminum-wood with iso Low-e glass, filled with argon • Aluminum blinds driven by an electric motor on glass walls • External security doors • Floors in bedrooms and living room - large format parquet, class I • Ceramics in bathrooms and kitchen, class I • Under floor heating in bathrooms • Tiles on the terrace, class I • Video door phone with color LCD screen, connected to the antenna system • Toilets, class I • Taps, class I • Concealed flushing cisterns • Air conditioning systems, ceiling design • Radiators of flat surfaces • Boilers with hot water tank • Installed "smart home", smart system that lets you control all functions of the apartment (heating/cooling, lighting, all appliances, blinds, intercom, etc.) • Joint Satellite and Terrestrial TV (digital TV)

Commercial spaces of the project are supposed to offer:

- restaurant
- cafe
- kindergarden
- garden green area in the center
- sport hall
- fitness center
- wellness center with swimming pools
- supermarket
- patisserie
- polyclinic
- 4 **** star hotel

It is planned to become one of the landmarks of Zagreb - modern building of new generation.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3116 €

Average price/m² of this type
in this region:
412 €

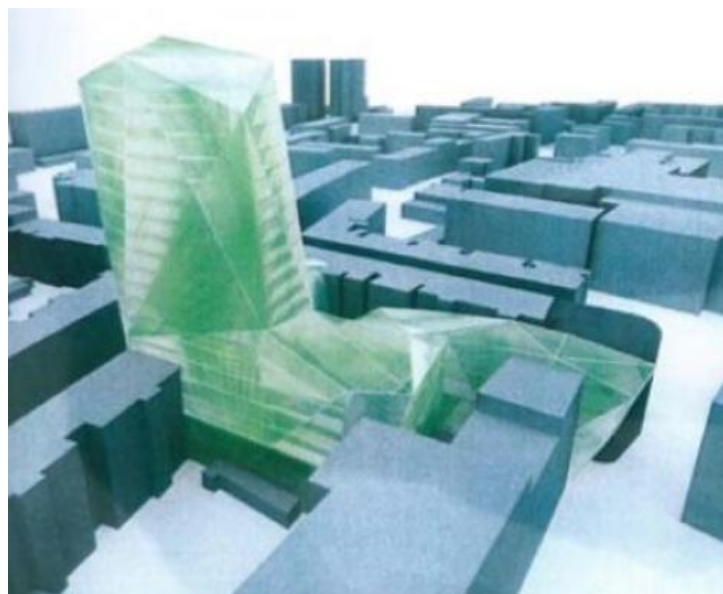
Median price/m² of this type
in this region:
73 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

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