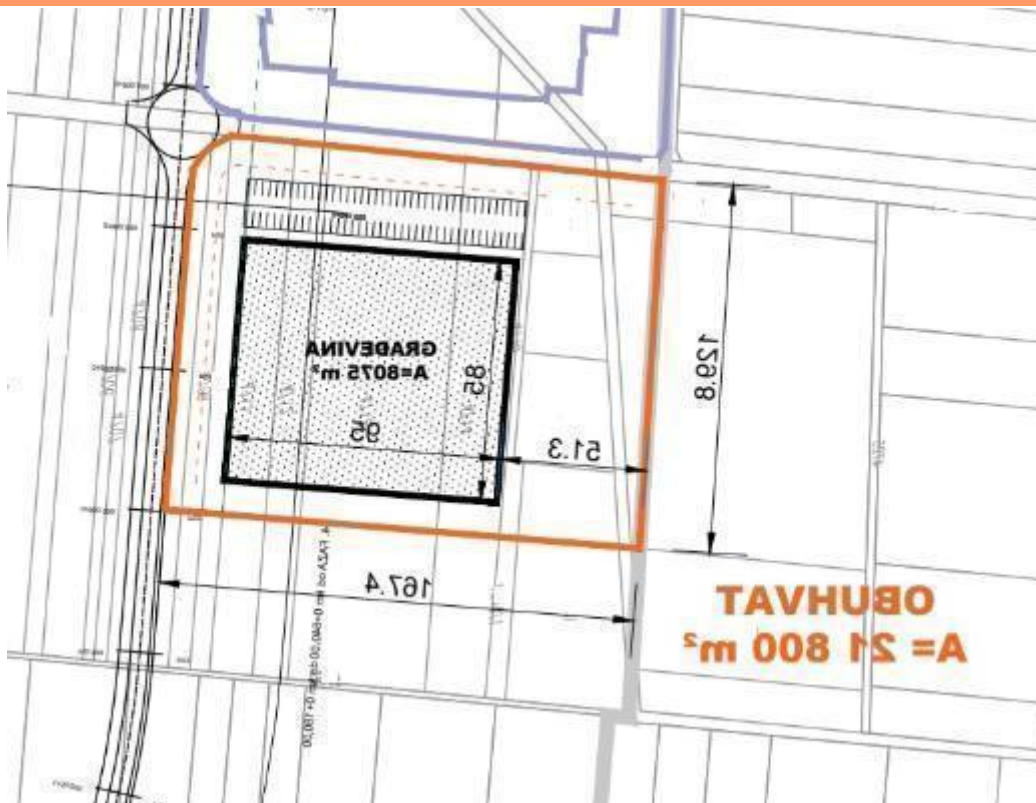


# Land plot

## Zagreb area, Zagreb and Slavonija



<b>Ref</b>	RE-BIS
<b>Type</b>	Land plot
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Zagreb area
<b>Floorspace</b>	13080 sqm
<b>Plot size</b>	21800 sqm
<b>Price</b>	€ 1 490 000

# Land plot

## Zagreb area, Zagreb and Slavonija



### **Construction land plot for sale in a close suburb of Zagreb - BISTRA AREA.**

Land plot has an area of 21800 m<sup>2</sup>.

Building coefficient is 60%, so 13080 m<sup>2</sup> can be built (sample placing of 8075 m<sup>2</sup> is shown on a draft sketch).

Total surface of suggested land is 21 800 sq.m. with possibility to build industrial building of required 8000 m<sup>2</sup> and more.

KIG coefficient is 0,6 (determines footprint of future building). It is possible to build 60% of the land surface.

KIS coefficient is 0,8 (max brutto surface of potential building is 80% of land plot)

Max height is 18 meters.

Zmin = 0,1 (greenery coefficient)

Purpose of construction: all kinds except for residential.

Road is being constructed to connect the land to the highway nearby.

All the infrastructure (water, canalization, electricity, Internet, phone) goes under the road.

Owner is a private company.

Ideal land plot for a factory or warehouse.

Additional expenses of construction process:

- building design quotation cca . - 25 euro/m<sup>2</sup> (this can be discussed with an architect as you have some project of yours)
- communal tax - komunalni doprinos - cca. 20 eur per m<sup>3</sup>
- technical supervision and project management cca. - 6% from the cost of construction,
- construction cost cca. - 600 euro/m<sup>2</sup>

There is already a permit to make a road which is being constructed to a neighbouring factory.

All the utilities (water, electricity, waste water, Internet, phone, etc) will be placed under the road.

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.

# Land plot

Zagreb area, Zagreb and Slavonija



# Land plot

## Zagreb area, Zagreb and Slavonija



Price per m<sup>2</sup>:  
68 €

Average price/m<sup>2</sup> of this type  
in this region:  
408 €

Median price/m<sup>2</sup> of this type  
in this region:  
76 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €

# Land plot

Zagreb area, Zagreb and Slavonija

