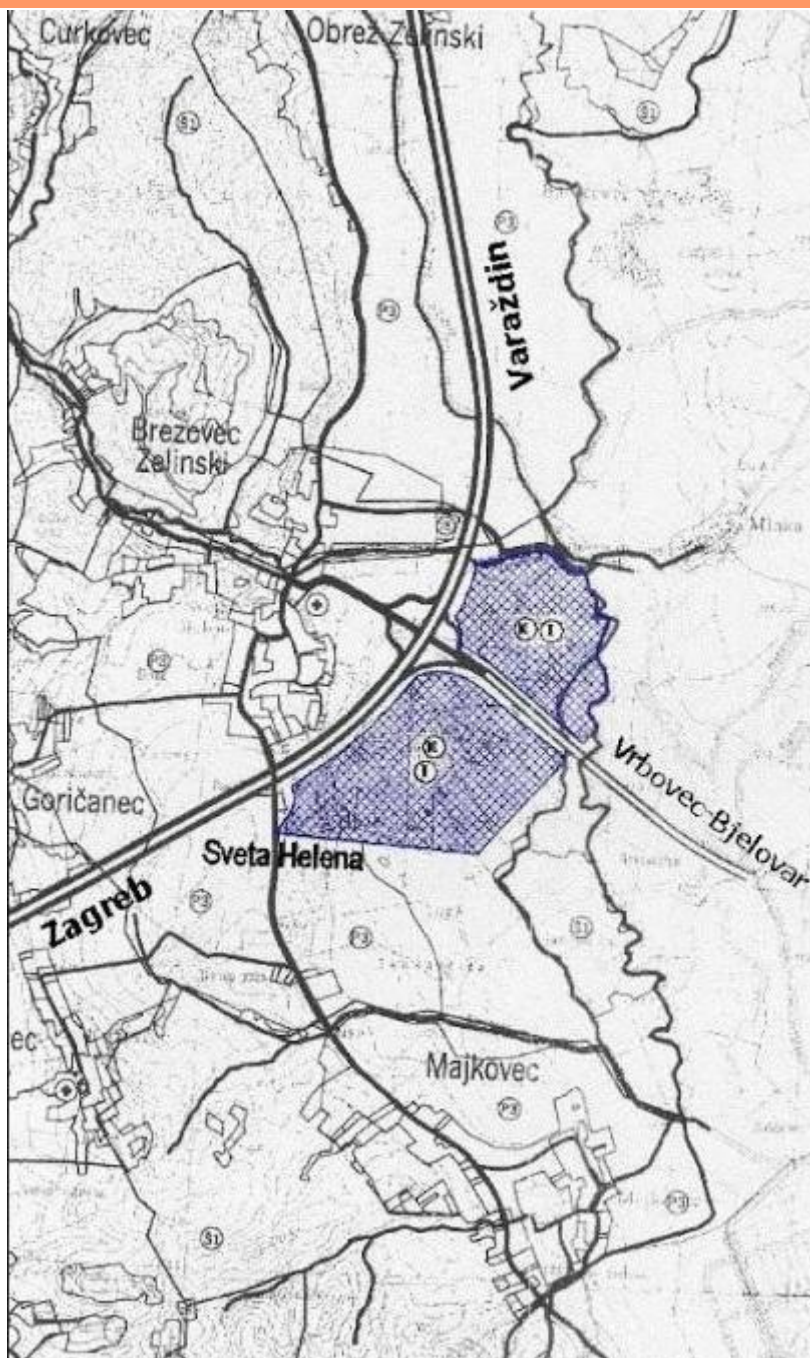


Land plot

Zagreb, Zagreb and Slavonija



Ref	RE-AB-ZUP10
Type	Land plot
Region	Zagreb and Slavonija
Location	Zagreb
Front line	No
Sea view	No

Land plot

Zagreb, Zagreb and Slavonija



Plot size

700000 sqm

Price

Price upon request

Land plot

Zagreb, Zagreb and Slavonija



Huge land plot in Sv.Helena near Zagreb meant for industrial or commercial development. According to the Spatial Development Plan of the city of Sveti Ivan Zelina, the designation of the area is I and K where the economic and business purpose of construction is allowed, which means that the location also intended for the construction of shopping centers, storages, etc..

Territory for sale is approx. 700,000 square meters.

Purchased approx. 200,000 square meters.

TP zone is 40%.

The height of the building is 12 meters.

DPU made (urban plan).

The possibility of changing to TP 50% and the height of the building 24 meters.

Starting price €40/ sq.m.

There is a parcellization plan. It is possible to discuss purchase of some part of this huge terrain.

The Sveta Helena location is located at the Sveta Helena intersection of the Zagreb-Varaždin highway.

The location extends along the highway Zagreb Varaždin and the branch of the semi-highway towards Vrbovac.

The location is excellently connected by traffic to major cities in Croatia, Highways:

Varaždin-Hungarian border, Split, Rijeka, Slavonski Brod-Zupanja-border with Serbia and Montenegro, border with Austria.

Regional transport connectivity of the location as follows:

Motorway: Ljubljana-Trieste, Ljubljana-Jasenice-Vilah, Maribor-Grac, Hungarian border, Belgrade, connection to the future corridor 5C for Bosnia and Herzegovina.

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, Zagreb and Slavonija

