

# Investment project

## Zagreb, Zagreb and Slavonija



<b>Ref</b>	RE-AB-ZG
<b>Type</b>	Investment project
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Zagreb
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Plot size</b>	4085 sqm
<b>Price</b>	Price upon request

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Advantageous project of modern residential-commercial building in Zagreb!

Development project:

The following documents were obtained for the specified location-

- final and valid location permit for the construction of a residential and commercial building (obtained in 2002/2003) and valid location permit for the construction of a residential and commercial building according to the redesigned previous conceptual project (obtained in 2007 according to the then valid GUP of the City of Zagreb from 2003). After that, in 2016, an amendment to the GUP of the City of Zagreb was adopted, which changed the built-up coefficient for the location in question from 3.5 to 3.0 and, not significantly, the conditions for stationary traffic-parking. and amendments to the GUP are still in force and the location permit is no longer valid.
- the subdivision procedure was carried out according to the location permit from 2007, which formed the subject land plots which is a reservation according to the GUP in the future when it enters the program of the construction plan of the City of Zagreb. Access to the building and all communal connections of the building are foreseen and confirmed by the aforementioned location permits.
- permission was obtained for the demolition of the existing buildings, which were mostly demolished and most of the construction material resulting from the demolition was removed from the plot.

In the attachment, I am sending you informational documents about the planned construction that we obtained during the acquisition of the location permit and after that:

- location permit from 2007,
- 3D animation of the planned object
- calculation of the net usable area.
- certificate-parcelation elaboration

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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