

# Villa

Zagreb, Zagreb and Slavonija



<b>Ref</b>	RE-S-751654
<b>Type</b>	Villa
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Zagreb
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	770 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 750 000

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Beautiful villa of 300 m2 on a plot of land of 770 m2 in Zagreb, Tuškanac elite district!

Zagreb, Tuškanac, reveals an exquisite standalone family villa encompassing 300 m2, gracefully positioned on a 770 m2 plot within a unique and one of the city's most enchanting micro-locations of Zagreb.

Erected in 1935 with concrete construction, this residence embodies both exceptional quality and modern architectural standards. It gracefully spans three floors, comprising the basement, ground floor, and first floor, with each level occupying 100 m2.

- **Basement:** This level houses the technical facilities, a storage room, and the boiler room, ensuring optimal functionality.
- **Ground floor:** It features three capacious living rooms, a well-appointed kitchen, and a bathroom, providing ample living space for comfort and functionality.
- **First floor:** This level accommodates three bedrooms and a spacious terrace, offering a delightful outdoor space, along with an additional bathroom.

Nestled amidst the captivating beauty of nature and discretely shielded from prying eyes, this villa stands as an ideal residence, ready to offer a haven of tranquility.

Please feel free to reach out for any further inquiries or information you may require.

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 m<sup>2</sup>:  
5833 €

Average price/m<sup>2</sup> of this type  
in this region:  
2945 €

Median price/m<sup>2</sup> of this type  
in this region:  
2962 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



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