

# Villa

## Zagreb, Zagreb and Slavonija



<b>Ref</b>	RE-S-481103
<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>	400 sqm
<b>Plot size</b>	60 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 500 000

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A beautiful villa of 400 m<sup>2</sup> in a unique location in Zagreb, Gornji grad!

Zagreb, Gornji grad, presents an exquisite residence spanning 400 m<sup>2</sup>, positioned in an unparalleled location in the immediate proximity of the Parliament of the Republic of Croatia and the Church of St. Brand.

The property is structured across three levels:

- Lower floor: An area of approximately 80 m<sup>2</sup> with access to the house's yard, designed for potential conversion into an apartment.
- Ground floor: Featuring a spacious entrance hall, a well-appointed two-bedroom apartment measuring around 150 m<sup>2</sup>. This apartment comprises a generous living room, kitchen, dining area, two bedrooms, a bathroom with a toilet, and an adjacent storage space spanning roughly 18 m<sup>2</sup>.
- 1st floor: This level is subdivided into two separate apartments:
  - The first is a fully furnished two-bedroom apartment, approximately 80 m<sup>2</sup> in size, with an entrance hall, a comfortable living room, a kitchen integrated with the dining room, two bedrooms, and a bathroom with a toilet.
  - The second is a space of around 80 m<sup>2</sup>, primed for potential conversion into an apartment.

This house occupies an extraordinary position in Gornji Grad, nestled on a tranquil street in close proximity to Ban Jelačić Square. Nearby, you'll find kindergartens, schools, shops, and all other essential amenities for a convenient and comfortable lifestyle.

Please do not hesitate to reach out for any further inquiries or additional information.

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>:  
3750 €

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:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



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