

# Villa

Gračani, Zagreb and Slavonija



<b>Ref</b>	RE-S-205212
<b>Type</b>	Villa
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Gračani
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	385 sqm
<b>Plot size</b>	685 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 900 000

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Charming family home in, Zagreb, Gračani!

It is a gorgeous property of 385m<sup>2</sup> on 1970m<sup>2</sup> of land. This outstanding villa was built in 2000.

It benefits: gas central heating, underfloor heating in the bathrooms, air conditioning.

The structure of villa is the following: entrance hall, bathroom with sauna, bathroom, kitchen, dining room, 2 living rooms, master bedroom with dressing room and bathroom (Jacuzzi), two bedrooms and bathroom.

The villa is beautifully maintained.

Garden furnishings. Access from two streets.

Heated travertine paved pedestrian entry.

Six of covered parking spaces.

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>:  
2338 €

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:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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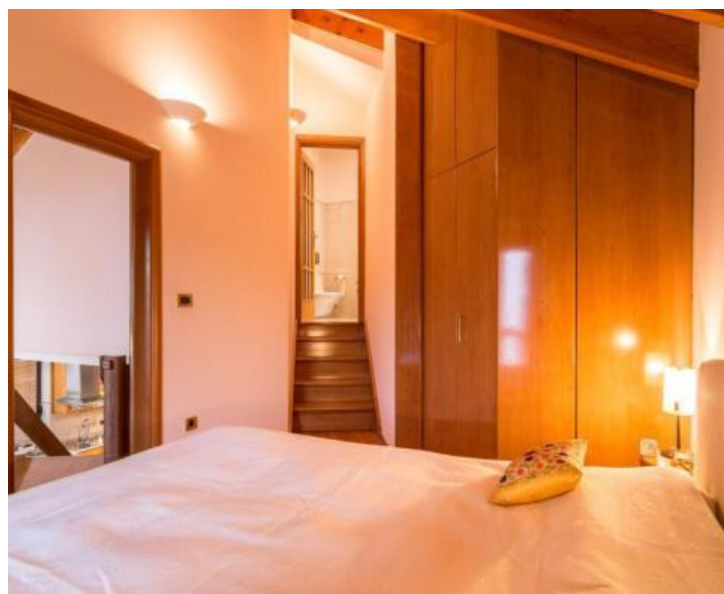
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