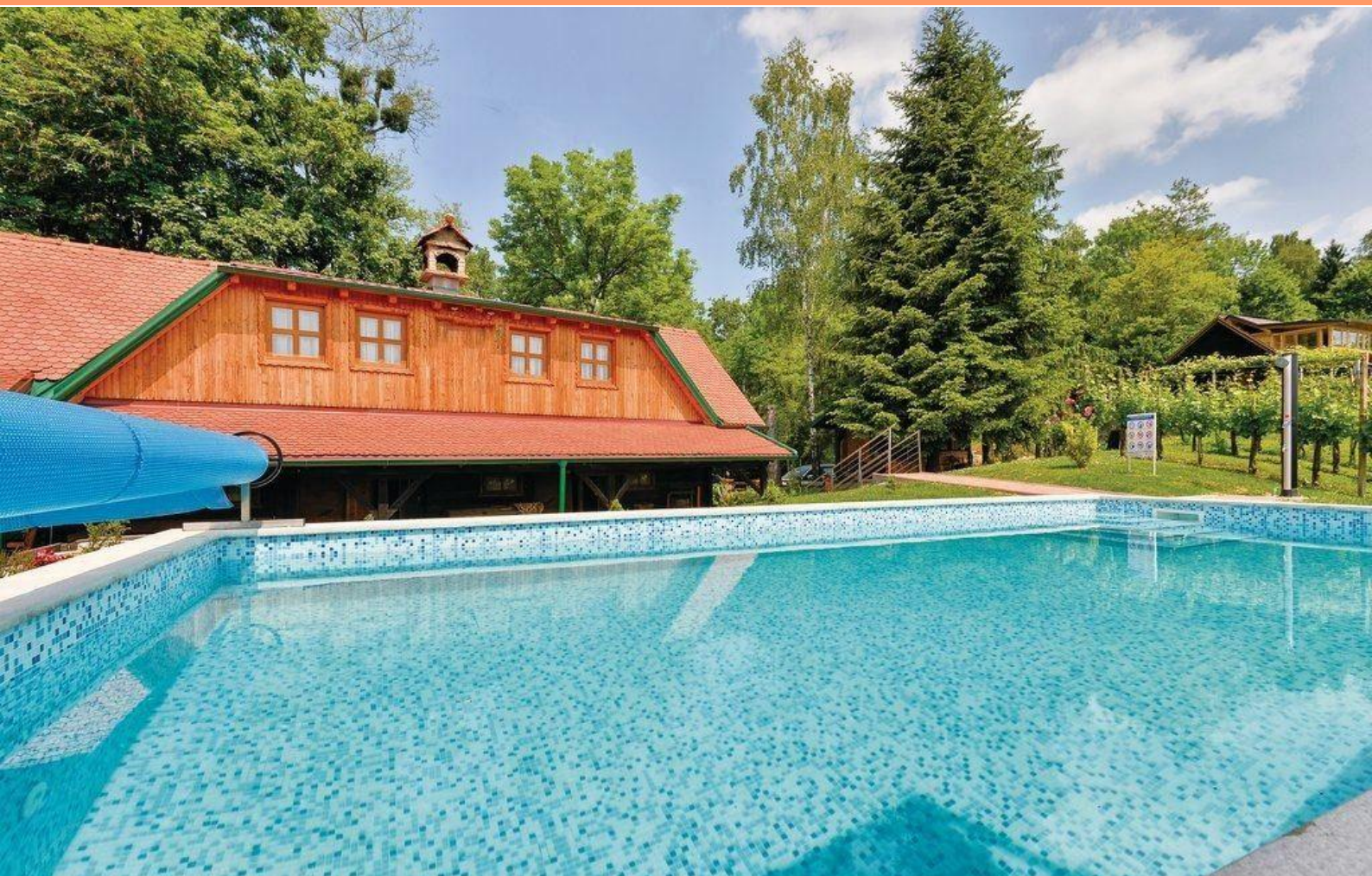


Villa

Klanjec, Zagreb and Slavonija



Ref	RE-U-39317
Type	Villa
Region	Zagreb and Slavonija
Location	Klanjec
Front line	No
Sea view	No
Floorspace	150 sqm
Plot size	5900 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 365 000

Villa

Klanjec, Zagreb and Slavonija



A private retreat just 35 minutes from Zagreb offers a unique opportunity for both personal enjoyment and a potential tourism venture. Located on a peaceful hilltop with panoramic views of Sljeme and surrounded by forest, this estate provides complete privacy and a serene natural setting. Whether you're looking for a quiet escape from the city, a getaway for family and friends, or a high-potential rental property, this place is designed to deliver comfort, entertainment, and relaxation without compromise.

The estate includes two fully equipped, separate residential buildings of 150 sq.m..

The first house offers 66 square meters of living space with a living room, kitchen, bathroom, sauna, and two bedrooms located on the upper floor. For wine lovers, a charming 32-square-meter wine cellar is available, perfect for storing and enjoying a curated selection. The second residential unit includes a 60-square-meter apartment, plus a large party room that can host up to 20 people, along with a fully equipped kitchen and restrooms.

Outdoor areas of 5900 sq.m. include a 30-square-meter covered terrace and an additional canopy space measuring 8 by 3 meters.

For year-round enjoyment, the property offers a wide range of features. There is a Jacuzzi set in a glazed and heated indoor area with a TV, a games room with table football, and a comfortable lounge area. Outside, a 32-square-meter swimming pool is fully equipped and ready for summer relaxation. The barbecue area includes a grill, traditional baking oven, and bread oven, perfect for outdoor cooking and socializing. A children's playground and beautifully landscaped gathering areas make it ideal for families.

Set on a large plot that also includes a private forest, this property provides a peaceful environment with clean air and nature all around. It is ideal for two families or as a tourist rental. Access is easy via a paved road, and there is parking space for six vehicles.

Opportunities like this are rare. If you'd like more information or want to schedule a visit, feel free to reach out.

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.

Property advantages:

Swimming pool

Spa

Sauna

Urbanized

Villa

Klanjec, Zagreb and Slavonija



Price per m²:
2.433 €

Average price/m² of this type
in this region:
2.982 €

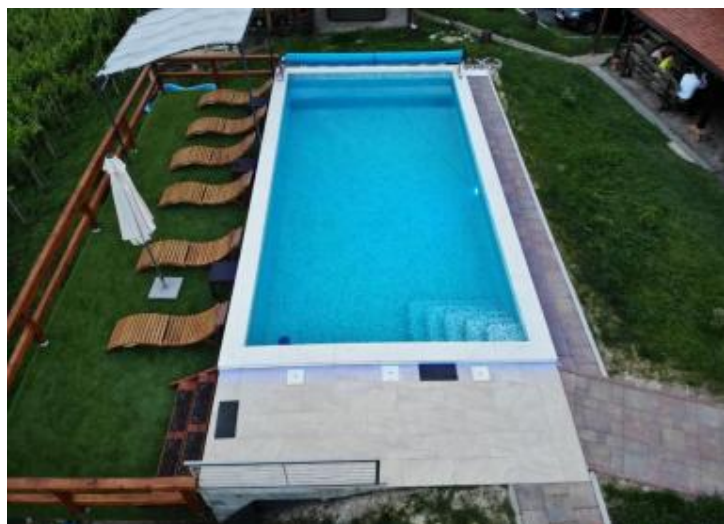
Median price/m² of this type
in this region:
2.785 €

Average price/m² of this type
in Croatia:
4.548 €

Median price/m² of this type
in Croatia:
3.949 €

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