

House

Sesvete, Zagreb and Slavonija



Ref	RE-U-40967
Type	House
Region	Zagreb and Slavonija
Location	Sesvete
Front line	No
Sea view	No
Floorspace	119 sqm
Plot size	504 sqm
No. of bedrooms	3

House

Sesvete, Zagreb and Slavonija



No. of bathrooms

1

Price

€ 165 000

House

Sesvete, Zagreb and Slavonija



A house with great potential is for sale in Lužan, a peaceful and accessible neighborhood within the administrative area of the City of Zagreb. This property is ideal for family living but also well-suited for those seeking space for business activities.

Located on a flat plot of 504 square meters, the house offers 119 square meters of current living space. It is habitable but requires renovation and aesthetic improvements, giving future owners the freedom to design and renovate according to their preferences.

The ground floor includes two rooms, one of which has water and electricity connections and can be used as either a residential or business space, ideal for a home office, studio, or workshop. The upper floor, which is in use, includes a hallway, bathroom, kitchen, living room, two bedrooms, a pantry with preparations for an internal staircase to the attic, and a semi-enclosed terrace perfect for relaxation or entertaining. The attic provides additional space that can be converted into a living unit, children's play area, or creative studio.

The property features a private water source, septic tank, and optical internet connection. Gas and city water supply are available directly next to the plot, ready for connection. The yard is functional and well-divided. The front area includes a 27-square-meter garage, currently used as a workshop, a 50-square-meter prefabricated hall, and two storage units, making it suitable for trades or storage-related activities. The rear part of the garden was once a vegetable patch and is now planned as a social and recreational area with the possibility of installing a barbecue or creating a garden lounge space. There are at least two uncovered parking spaces available.

All essential amenities are nearby, and a ZET city bus line ensures convenient public transportation to other parts of Zagreb. The property has clean ownership documentation and is eligible for purchase through a mortgage. There is also the possibility of exchanging it for a smaller, move-in-ready house with a garden in the inland areas of Primorje or Istria. The house is being sold unfurnished, with the option to keep the kitchen (without appliances).

This is a unique opportunity for anyone looking to buy a house in Zagreb with outdoor space, renovation potential, and options for both private and business use. For more details or to arrange a viewing, feel free to contact us—we'll be happy to help you turn your vision into reality.

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:

Garage
Storage

House

Sesvete, Zagreb and Slavonija



Garden
Urbanized

House

Sesvete, Zagreb and Slavonija



Price per m²:
1.387 €

Average price/m² of this type
in this region:
1.644 €

Median price/m² of this type
in this region:
1.645 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

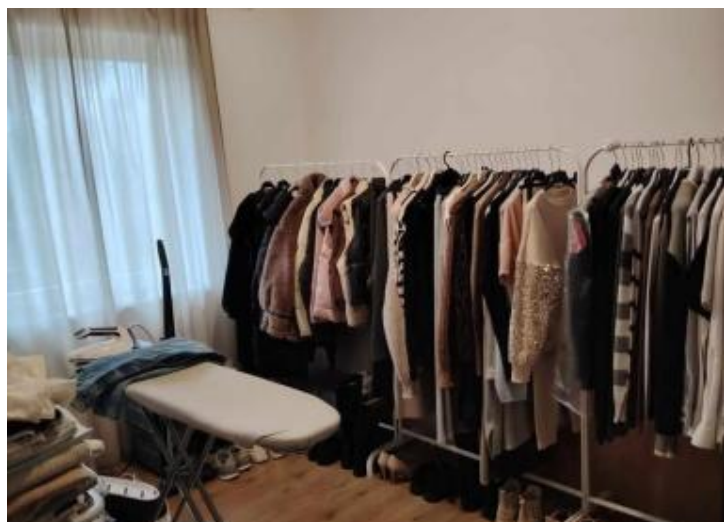
House

Sesvete, Zagreb and Slavonija



House

Sesvete, Zagreb and Slavonija



House

Sesvete, Zagreb and Slavonija

