

# Land plot

## Zagreb, Zagreb and Slavonija



<b>Ref</b>	RE-AB-MLAKA
<b>Type</b>	Land plot
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Zagreb
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Plot size</b>	6516 sqm
<b>Price</b>	€ 515 000

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We are mediating sale of -

Velika Mlaka, land in business and industrial zone K, in the area of production and business use. Close to the Franjo Tuđman Airport (about 3 km), and in the wider area are the A3 and A11 highways. Building land is located next to the main connecting road Velika Mlaka and Mičevac. The land is located in the economic-industrial zone, is conical in shape and is completely flat the field. The total area is 6,516 m<sup>2</sup>. The length of the plot is about 230 m, and the width is about 67 m (at the widest part). The plot is located next to the main road, where there are connections for city water supply, sewage, electricity, city gas pipeline... Access to the land is possible from two sides.

Construction conditions according to UPU Velika Mlaka:

**K** zone construction possibilities:

Article 13.

(1) Production and business activities within areas - K mean:

- non-hazardous activities that are performed in official (intellectual, banking, postal, hospitality, tourism, service / service of white goods, IT equipment, etc./ and others services), trade, utility service and production activities (craft production) code which do not occur: noise, air, water and soil pollution, and other harmful effects on humans health and environment.
- potentially dangerous activities for human health and the environment for which services are provided (car service, hospitality activities with music, etc.), trade (market, sales construction material, etc.), communal service and production activities (craft production - sheet metal shops, paint shops, locksmiths, blacksmiths, carpentry, etc.).

K zone construction conditions:

The placement of a business building on a separate building plot should be designed in such a way that:

- the smallest building lot size is 600 m<sup>2</sup>,
- the smallest distance of the building from neighboring parcels is at least 1/2 of the gable height of the building, but not less than 5.0 m,
- the highest permitted building height is 9.0 m,
- the lowest storey height should be ground level (E=Pr),
- the largest total coefficient of construction of a building plot (kig) is 0.4, and the smallest is 0.1, - which maximum is 2,606 m<sup>2</sup> of floor plan area of the future building.
- the fence of the construction plot can be 2.0 m in height, provided that the base of the fence is opaque it cannot be more than 0.5 m.
- the building lot must have access to the traffic surface with a roadway width of at least 5.5 m,
- the particle building must have secured communal connections (water supply, drainage, energy supply),
- is on the building plot that borders the building plot on which accommodation is possible

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residential or predominantly residential constructions provide a buffer of high greenery in addition to that particle

minimum width of 5.0 m.

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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Izvod iz UPU-a Velika Mlaka

