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**Zagreb, Gračani family house BRP
324 m2 on a plot of land 705 m2**

Croatia, Zagreb

Price:	€ 685 000
Object type	House
Market	New building
Year built	1965
Bedrooms	5
Number of rooms	5
Land area	705 m2
Area	324 m2
Category	For sale

Zagreb, Gračani, family house extends over three above-ground floors (basement, ground floor and attic) with a total gross area of 324 m2, located on a plot of land of 705 m2 with a double garage of 37 m2.

Constituent parts of the residential building include a basement with a living area of 70 m2 and a storage area of 45 m2, a ground floor with a living area of 73 m2 with an uncovered terrace of 40 m2, and an attic with a living area of 67 m2. The building is ideal for forming three independent residential units.

The land on which the building is located has a northern orientation and a slope to the south, with a well-maintained lawn and an orchard.

The plot is located in the Exemption Zone of the Urban Planning Rules 2.1, within the mixed use M1 (predominantly residential). The rules from Urban Planning Rules 2.2 apply to the plot. The maximum allowed construction gross area (GBP) of all buildings on the plot is 400 m2. The maximum permitted utilization is 0.6, which results in a permitted area of 423 m2.

The location is extremely favorable, in the immediate vicinity of the Sljeme Cable Car, the Meridian shopping center, public transportation, and all the facilities necessary for life.

I am at your disposal for any additional information.

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