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**Šalata - an extraordinary opportunity
in a beautiful microlocation**

Croatia, Zagreb

Price:	€ 700 000
Object type	House
Market	New building
Bedrooms	4
Number of rooms	4
Land area	440 m ²
Area	200 m ²
Category	For sale

On an attractive microlocation in Šalata, there is a completely flat plot of land of 440 m², with a frontal width of 18 meters. There is currently a 200 m² family house on the plot.

The land is located in the construction zone with urban rules 1.3, which enables maximum buildability of up to 310 m² of gross developed area (GDP). The buildability of the floor plan is 25% (110 m²), and allows the construction of a building with a basement, ground floor, first floor and attic/retracted floor. An ideal opportunity to build a modern luxury family villa.

The location is extremely good, with excellent traffic connections. The bus stop is in the immediate vicinity, and the school in Mesićeva Street is only a 5-minute walk away. There is a shop nearby, while the city center is about a 20-minute walk away. The plot has a beautiful view, and it is surrounded by a formed neighborhood of beautiful family houses, located in the quiet family settlement of the beautiful Šalata.

For additional information, feel free to contact us.

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