



ID: HR-191-155941  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499



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

*Croatia, Zagreb*

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

On an attractive microlocation in Šalata, there is a completely flat plot of land of 440 m<sup>2</sup>, with a frontal width of 18 meters. There is currently a 200 m<sup>2</sup> 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 m<sup>2</sup> of gross developed area (GDP). The buildability of the floor plan is 25% (110 m<sup>2</sup>), 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.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv