

## GRAĐEVINSKO ZEMLJIŠTE S DOZVOLOM – JAKOVLJE, Jakovlje, Land



### Seller Info

Name: ReMax Classic  
First Name: ReMax  
Last Name: Classic  
Company Name: ReMax Classic  
Service Type: Selling and renting  
Website: <https://nekretnineremax-classic.com>  
Country: Croatia  
Region: Krapinsko-zagorska županija  
City: Zabok  
City area: Zabok  
ZIP code: 49210  
Address: Ulica Matije Gupca 45A  
Mobile: 00385913105009  
About us: MAREX PROJEKT ONE  
d.o.o., Sjedište: Jazvine 10A,  
49232 Radoboj,  
Trgovački sud u Zagrebu, pod  
brojem EUID:  
HRSR.081467226, MBS:  
081467226, OIB:51362020576  
Transakcijski račun i banka:  
HR85 2402 0061 1011 20382,  
Erste banka, Swift: ESBCHR22  
Temeljni kapital  
20.000kn/2654.46 eur  
Osoba ovlaštena za zastupanje:  
Mario Prelčec  
Reg No.: Ag-175/2023

### Listing details

#### Common

Title: GRAĐEVINSKO ZEMLJIŠTE S DOZVOLOM – JAKOVLJE  
Property for: Sale  
Land type: Building lot  
Property area: 737 m<sup>2</sup>  
Price: 70,000.00 €  
Updated: Oct 19, 2024

#### Location

Country: Croatia  
State/Region/Province: Zagrebačka županija  
City: Jakovlje  
City area: Jakovlje  
ZIP code: 10297

## Permits

Building permit: yes  
Ownership certificate: yes



## Description

Description:

An attractive building plot of 737 m<sup>2</sup> is for sale, located in a quiet and promising part of Jakovlje. The land comes with an already issued building permit (February 2024) for the construction of a residential building that will contain four spacious apartments, according to the main project. The building was designed according to the highest standards of energy efficiency and is expected to have an A+ energy certificate. Location and advantages: The land meets all the requirements of the valid spatial planning documentation - its area is more than 350 m<sup>2</sup>, the width exceeds 12 meters and it is located next to a public traffic area, which ensures easy access and connection to the main roads. Jakovlje is ideally located, only 15 km from Zabok and 30 km from Zagreb, offering a perfect balance between urban life and the peace of nature. Considering the lower real estate prices compared to the capital, more and more young families choose Jakovlje as an ideal place for their new home. The prices of apartments in new construction in this area start from 2,200 EUR/m<sup>2</sup>, which makes it an excellent investment opportunity. Description of the residential building: The planned residential building will be free-standing, with a ground floor, first floor and attic, with a gable roof. It will contain a total of four apartments, ideally designed for a modern lifestyle: • Ground floor (flats 1 and 2): two identical flats of 59.46 m<sup>2</sup> and 59.35 m<sup>2</sup>. Each apartment has its own entrance, spacious living room with kitchen, bathroom, two bedrooms and a covered terrace. • First floor and attic (apartments 3 and 4): two-story apartments with an area of 109.11 m<sup>2</sup> and 109.02 m<sup>2</sup>. On the first floor there is a living room with a kitchen, a toilet, a bedroom with a wardrobe and a bathroom. Stairs lead to the attic, which contains two bedrooms, a hallway, a bathroom and an uncovered terrace. Two parking spaces are provided per apartment. For the needs of heating, cooling the building and preparation of domestic hot water (DHW) a highly energy-efficient system - a heat pump - was applied in the project air/water system with an integrated hot water tank of the required volume. All floor plans of the apartments are available in the attached pictures. Additional convenience: the investor is offered the possibility of organizing and carrying out earthworks, which enables a faster and simpler start of construction. This plot with planning permission offers a unique opportunity to build a modern residential building in a

fast growing community. The planned energy efficiency of the building and the A+ certificate further increase the value of the property. Take advantage of the great location, real estate prices and perfect connections to the capital. For more information, contact us today! Mario Prelčec-licensed agent +385 91 3105 009  
m.prelcec@remax.hr [www.nekretnineremax-classic.com](http://www.nekretnineremax-classic.com) Custom ID:  
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### Additional contact info

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