



ZAGREB, GRAČANI - Investment opportunity: Recreation center with building permit and construction to begin



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 737,491.06

Location

Country:	Croatia
State/Region/Province:	City of Zagreb
Posted:	Oct 28, 2025
Description:	
Location:	Grad Zagreb, Podsljeme, Gračani.

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For sale is an attractive plot of land in the Ribnjak stream valley, located between Gračani and Mlinovo, in the prestigious Z1 zone. This location offers an exceptional opportunity for the development of a recreation center, with all the necessary infrastructure prerequisites.

The total land area is 7,532 m², distributed over three cadastral plots, with full ownership (1/1). The land is located in the valley between Gračani and Mlinovo, which covers 40 hectares. Access is ensured from both sides: 1,100 meters from Gračanska road on one side, and 800 meters from Mlinovo from Sjevernjak road on the other side.

A valid building permit has been issued for this location, which provides for the construction of a recreation center with 400 m² of usable area, which includes a ground floor and a basement. A restaurant with a terrace is planned on the ground floor, while the basement will include a gym, changing rooms and a wine cellar.

The land has secured infrastructure connections (electricity, water, sewage, gas and telephone) next to the plot, which enables quick and easy construction of the facility without additional costs or administrative



obstacles.

The land is completely cleared and ready for further development. All fees have been paid, and the project has begun. This recreational center represents excellent potential for tourism and commercial purposes, with great opportunities for further development.

This investment offers an excellent opportunity to enter the tourism and recreation market in one of the most desirable locations in the Zagreb area.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja

ID CODE: 42859

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Common

Finished sq. ft.:

7532 sq m

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/IOUL-T23432/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

629488

