



Excellent Plot of Development land for sale in Zagreb Croatia



Agent Info

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Listing details

Property for: Sale
 Price: USD 438,456.73

Location

Country: Croatia
 ZIP code: 10000
 Posted: Mar 30, 2026

Description:
 Excellent Plot of Development land for sale in Zagreb Croatia

Esales Property ID: es5554993

Bukovačka cesta 221, 10000, Zagreb, Croatia

High-Yield Investment in the Prestigious Podsljeme Green Zone

Positioned in the exclusive Remete neighborhood within Zagreb’s coveted Podsljeme zone, this 653 m2 land parcel represents a premier development opportunity. Perfectly balanced between the vibrant energy of the city center and the tranquil slopes of Mount Medvednica, this site is ideal for investors seeking to develop high-end, low-density residential housing in a market with strong demand and limited supply.

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 Strategic Location & Micro-Market Appeal



Remete is celebrated for its 'green identity,' characterized by lush landscapes and proximity to Maksimir Park. This specific site offers a unique 'midi' location—providing short travel times to the city center while bypassing inner-city congestion.

Key Site Attributes:

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Privacy & Openness: With no neighboring buildings on the western or northern sides, the plot ensures long-term spatial protection and privacy.

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Elevated Vistas: The terrain's elevation provides unobstructed, panoramic views toward Sljeme and the medieval fortress of Medvedgrad.

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Family-Oriented: Located in immediate proximity to the Bukovac kindergarten, the site is perfectly positioned for the lucrative family residential market.

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Nature at the Doorstep: Direct adjacency to a protected recreational green zone on the western boundary guarantees that the surrounding natural beauty will remain untouched.

Planning & Technical Parameters

The property is governed by the General Urban Plan (GUP) of the City of Zagreb, specifically falling under Urban Rule 2.2. All legal and spatial parameters are clearly established, significantly de-risking the pre-development phase.

Parameter Specification

Plot Size 653 m²

Zoning Residential (Urban Rule 2.2)

Max Build-up (Kig) 0.3 (195.9 m² footprint)

Max Utilization (Kis) 0.6 (391.8 m² total GFA)

Floors Allowed 3 (Ground + 1st + Recessed Top Floor)

Landscape Req. Min. 40% natural terrain (261.2 m²)

Parking 2 spaces per apartment (min. 50% in garage)

The architectural potential allows for a sophisticated building of 3 to 5 luxury residential units. The



recessed top floor (limited to 75% of the lower floor area) provides an excellent opportunity for a premium penthouse with expansive terraces.

Financial Outlook & Investment Returns

A conservative cost-benefit analysis demonstrates a robust financial outcome. The project is designed with built-in reserves (approx. 10%) on both cost and revenue sides to buffer against market fluctuations.

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Asking Price for Land: €580 per m²

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Total Development Costs (excl. VAT): -€846,500

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Projected Sales Revenue (excl. VAT): -€1,224,000

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Indicative Gross Profit: €377,500

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Gross Margin: -30.8%

This project prioritizes long-term value and spatial sustainability over short-term optimization, making it an attractive prospect for a boutique developer or a private investor looking for a low-risk, high-quality holding.

Accessibility

Connectivity is a hallmark of this location. While nestled in greenery, the site remains highly accessible to international markets. The nearest major airport is Zagreb Franjo Tuđman Airport (ZAG), located approximately 18 km away. Under normal traffic conditions, the drive takes roughly 25 to 30 minutes, ensuring that international owners or residents have a seamless link to major European hubs.

About the Area



Zagreb, the capital and largest city of Croatia, is a vibrant metropolis that serves as the nation's political, economic, and cultural heart. Nestled between the southern slopes of Mount Medvednica and the northern bank of the Sava River, the city is uniquely divided into two distinct sections: the historic, cobblestoned Upper Town (Gornji Grad) and the bustling, Austro-Hungarian influenced Lower Town (Donji Grad). This duality provides a charming contrast between medieval landmarks, such as St. Mark's Church, and grand 19th-century parks, theaters, and shopping boulevards.

The city is renowned for its 'outdoor living' culture, where locals congregate in the numerous parks and open-air cafes that line the Lenuci Horseshoe, a U-shaped series of city squares and greenery. Zagreb boasts an impressive density of museums, including the quirky Museum of Broken Relationships and the Museum of Contemporary Art, as well as a thriving culinary scene that ranges from traditional 'štrukli' pastries to modern Mediterranean fusion. During the winter, the city transforms into one of Europe's top festive destinations, with its Advent in Zagreb market frequently voted as the best on the continent.

Economically, Zagreb is the powerhouse of the region, attracting major international corporations and tech startups, particularly in the suburb of Sveta Nedelja, home to the electric supercar manufacturer Rimac. The city's infrastructure is anchored by an iconic blue electric tram system that has been in operation for over a century, making it one of the most navigable capitals in the Balkans. With its blend of Central European order and Mediterranean spirit, Zagreb offers a high quality of life that attracts students, professionals, and travelers alike.

The nearest major airport is Zagreb Franjo Tuđman Airport (ZAG), located approximately 15 km (about 9 miles) southeast of the city center in the suburb of Velika Gorica. As the busiest international gateway in Croatia, it features a state-of-the-art terminal opened in 2017 and serves as the primary hub for Croatia Airlines. Travelers can easily reach the city center via a 30-minute shuttle bus to the main bus station or by utilizing the local ZET bus line 290.

Main Features

- * 653 m² of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

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Common

Finished sq. ft.:	653 sq m
Lot Size:	653 sq m

Lease terms

Date Available:

Contact information

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