

Curent market situation

Croatia

Compared to March 2010 real estate prices in Croatia show no significant changes but prices are in slight decreasing by 0,3%. Real estate prices in Zagreb are lower by 0,3% in April, while on annual level are lower by 3,4%. Average apartment price in Zagreb in April amounts to 1.865 EUR/m², and is almost the same compared to the previous month and 3,8% less when comparing to April 2009. Highest apartment prices are in Zagreb Medveščak – Upper town area with average price of 2.558 EUR/m² (37% above average) and in Zagreb Center – Down town area with average price of 2.394 EUR/m² (28% above average). Average price of apartments in New Zagreb remained the same. Average price of houses in Zagreb are 1.273 EUR/m² which is 0,4% lower comparing with month before, while on annual level the prices of houses are lower by 1,9%.

The average prices of holiday houses and apartments in Adriatic area are lower by 0,4% comparing with month before while on annual level are lower by 5,8%. Average prices of holiday houses and apartments are 1.950 EUR/m². Average apartment price on the coast in April is higher by 1,8% on monthly level which amounts to 2.055 EUR/m². Average house price on the coast in April is higher by 0,7% on monthly level which amounts to 1.596 EUR/m². We can see difference in prices from Istria (average price of apartment in Rijeka of 1.713 EUR/m²) to Dalmatia (average price of apartment in Split of 2.275 EUR/m²).

Breaking news

WPCarey concluded the transaction with Agrokor worth 77 million euros

International investment management firm WPCarey bought at Zagreb Žitnjak administration building and a national distribution center of the domestic retail chain Konzum Agrokor the composition and value of transactions amounted to 77 million euros, including costs of acquisitions, according to the consulting firm King Sturge Property Ltd. who was the adviser to the transaction (leaseback-sale investment properties).

This is the first transaction WPCareya in Croatia and, as explained by CEO Jeffrey WPCareya Lefleur, one of the largest real estate transactions in Eastern Europe in the last three years. Lefleur stated that the Agrokor is ideal partner for entering the Croatian market, due to its dominance in the agricultural production and retail food products.

Varazdin and Zagreb the first Croatian Best Buy Award certified cities in 2010/2011

In first Croatian Best Buy Award research, Varazdin and Zagreb have gained a majority of votes. The director of Axios company and Best Buy Award Croatia emphasized: "Independently of Zagreb's success, the biggest winner of this certification is a much smaller town - Varazdin. Although, well-known as a city of high-quality-life which in last ten years achieved great prosperity, it is a big surprise, not the city's position - second place in total cities positioning, but the fact that by the number of points won, Varazdin outranked much bigger cities like Rijeka, Osijek, Zadar or Split.

State of the projects

Lumini shopping centre

We bring you an update on construction works performed during April 2010 on Lumini site in Varazdin. Also, please visit www.lumini.hr to get a full construction update.



GBC Croatia /Nature's and People's partner

On Tuesday, 20 April, 2010 held a second symposium on green building in Croatia.

The Symposium, in the context of the recently introduced obligation energy certification of buildings in Croatia, analyzed both domestic and international system of certification of energy efficiency and green building standards.

Please visit www.gbccroatia.org



Savjet za zelenu gradnju u Hrvatskoj
Green Building Council of Croatia