

# House

## Zagreb, Zagreb and Slavonija



<b>Ref</b>	RE-S-429244
<b>Type</b>	House
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Zagreb
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	853 sqm
<b>Plot size</b>	669 sqm
<b>No. of bedrooms</b>	14
<b>Price</b>	€ 1 400 000

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Residential building with 7 apartments in Zagreb, Sesvete prestigious district!

In a tranquil and enchanting part of Sesvete, a relatively recent residential edifice graces the land, encompassing an expanse of 853.15 square meters. Within these walls dwell seven distinct abodes, a treasure trove for those who seek to invest in the realm of real estate.

This grand structure is host to seven modern apartments, each meticulously crafted for optimal living and renting alike. Every abode bears the hallmarks of spaciousness, luminosity, and intelligent design to bestow comfort and practicality upon its prospective tenants. The apartments, ranging from 42 to 160 square meters, boast contemporary kitchens bedecked with a full complement of appliances, expansive living quarters, bedrooms adorned with capacious wardrobes, stately bathrooms, and inviting balconies or terraces.

In the subterranean realms of this dwelling, a treasure trove of storage areas awaits, alongside a sprawling 42 square meter garage. Safety is paramount, the construction adhering to exacting standards. The structure, a bastion of reinforced concrete with walls measuring a formidable 22 centimeters in width.

The materials employed in the furnishing and embellishment of this haven are of the highest quality. Granite paves the staircase, while stainless steel forms the elegant railings. For warmth, a robust gas boiler takes charge, with separate meters for each apartment, complemented by solar panels that grace the roof. Underfloor heating courses through the edifice, and the floors are adorned with top-tier ceramic tiles. The window frames are crafted from superior PVC and feature double-glazed panes. Stainless steel railings bedeck the terraces, and a water softening system graces the boiler room.

The watchful eye of video surveillance safeguards the premises, while a verdant yard, enveloped in an embrace of stainless steel, provides an enchanting respite.

Sesvete, a sought-after locale in the vicinity of Zagreb, brims with exceptional transport connections, educational institutions, shops, and a plethora of essential amenities.

This residential masterpiece represents an unparalleled opportunity for investment, be it for the seasoned investor or the yearning soul seeking a cherished dwelling with the potential for passive income. Sesvete, steadily growing in popularity among families and young professionals, offers an enticing prospect that should not be missed. The chance to possess this exceptional property awaits, and we stand ready to address your inquiries.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
1641 €

Average price/m<sup>2</sup> of this type  
in this region:  
2224 €

Median price/m<sup>2</sup> of this type  
in this region:  
1836 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2892 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €

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