

Apartment

Srebrnjak, Zagreb and Slavonija



Ref	RE-S-956169
Type	Apartment
Region	Zagreb and Slavonija
Location	Srebrnjak
Front line	No
Sea view	No
Floorspace	149 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 125 000

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Luxurious 3-bedroom penthouse in Zagreb, Srebrnjak district1

Srebrnjak, Dugi dol, is the setting for an impressive NEW CONSTRUCTION project, nestled in one of the most beautiful microlocations for living just steps away from the city center. A magnificent luxury building, spanning a total of 4 floors and housing 5 apartments, will be meticulously crafted to meet the highest standards. The expected move-in date is autumn 2024.

Apartment S5, located on the second floor, is a four-room (three-bedroom) property featuring a closed area of 112.54 square meters, a spacious terrace measuring 60.27 square meters, and a garage parking space of 17.15 square meters.

The total calculated net usable area is 149.96 square meters. The apartment comprises a hallway, a living room, a dining area, and an open-concept kitchen with access to the terrace. It also offers three bedrooms, two bathrooms, and a guest toilet.

Construction of this building incorporates load-bearing reinforced concrete walls measuring 20-25 cm in thickness, partitioned plasterboard walls, and plasterboard ceilings. The facade is designed with an ETICS system and sliding shutters. The roof features impenetrable reinforced concrete with a gentle slope, equipped with a protective attic and all necessary insulation layers. Exterior carpentry consists of aluminum frames with triple-layer IZO glass, protected by horizontally movable aluminum shutters. Common areas are adorned with aluminum carpentry and IZO glass, and the entrance areas and corridors are covered with stone. An elevator from a high-quality manufacturer facilitates access.

The environment offers designated areas for waste disposal, asphalted parking lots, and driveways, as well as beautifully landscaped green spaces. The garage provides vehicular access to the basement floor through an automatic garage door. Carpentry includes entrance doors with anti-burglary and fire-resistant design, equipped with soundproofing. Internal carpentry features door frames and panels made of solid wood. Flooring is adorned with first-class three-layer oak parquet in living rooms, corridors, and bedrooms, while bathrooms, kitchens, terraces, and loggias are embellished with first-class ceramic tiles from Italian manufacturers. The walls in the sanitary facilities are adorned with first-class ceramic tiles from Italian manufacturers, while other areas are painted with white semi-dispersed paint.

Bathrooms and toilets are fitted with fixtures from renowned manufacturers, including high-quality bathtubs and walk-in showers, console-type toilets with soft-close lids, and built-in cisterns with a sensor button for dual-flush operation, serving as the sole visible element in all sanitary units. Electrical installations include telephone and TV sockets in all rooms, thermostats in the living room, power outlets, and light fixtures in the loggias, as well as UTP cables and optical cables for internet connectivity.

Heating and hot water are provided through underfloor heating in all apartments, with additional heating in bathrooms via electric ladder radiators. Cooling is achieved using air conditioners in the living room and bedrooms, with an energy source derived from inverter hybrid air/water heat pumps. An additional source of

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heat energy is supplied by gas condensing circo devices for hot water preparation.

Ventilation is facilitated by low-noise fans in all sanitary and utility rooms, with separate switches. Kitchen ventilation is achieved through separate pipes for extracting hoods from each kitchen.

This location offers excellent transportation connections and is in close proximity to schools, kindergartens, and shops. It presents an ideal apartment and locale for a peaceful and enjoyable family life.

For any further information, please do not hesitate to contact us.

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 m²:
7550 €

Average price/m² of this type
in this region:
6471 €

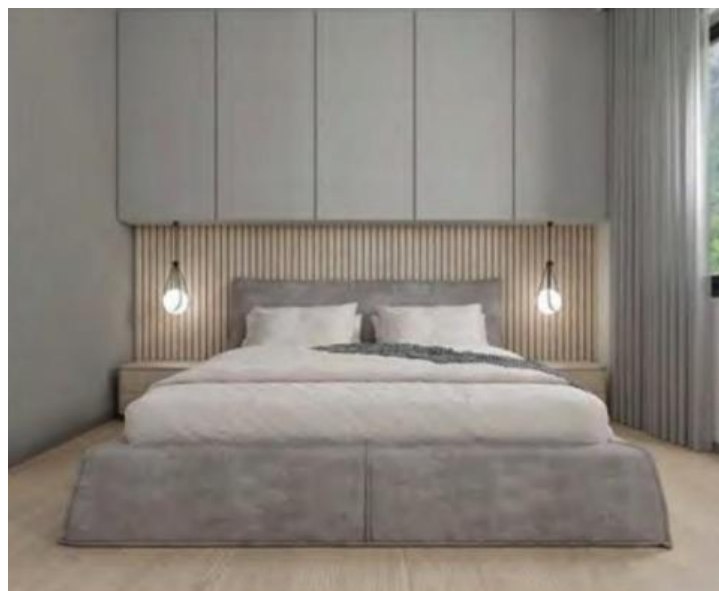
Median price/m² of this type
in this region:
6000 €

Average price/m² of this type
in Croatia:
4488 €

Median price/m² of this type
in Croatia:
4163 €

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