

Apartment

Srebrnjak, Zagreb and Slavonija



Ref	RE-S-505195
Type	Apartment
Region	Zagreb and Slavonija
Location	Srebrnjak
Front line	No
Sea view	No
Floorspace	174 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 165 000

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Luxurious four-bedroom apartment with garden in Zagreb, Srebrnjak area - modern new complex which belongs to one of the most beautiful microlocations for living in the immediate vicinity of the city center. A beautiful luxury building with a total of 4 floors and 3 apartments will be built according to the highest standards. Moving in is planned Autumn 2024.
One of the best new modern projects of Zagreb.

Total calculated area of apartment is 174.63 m².

Apartment S2 - four-bedroom apartment on the first floor, closed area 147.01 m², balcony 8.70 m², loggia 7.17 m², garage parking space 31.10 m², garden 47.65 m².

The apartment consists of a hallway, living room, dining room and open floor plan kitchen with access to the loggia and balcony, three bedrooms, two bathrooms and a guest toilet.

Construction details: load-bearing reinforced concrete walls 20-25 cm thick, partition plasterboard walls, plasterboard ceilings

Facade: ETICS system with sliding shutters

Electro installations: telephone and TV sockets provided in all rooms - thermostat in the living room - power outlet and light fixture in the loggias - UTP cable and optical cable for internet connection

Hot water and heating: underfloor heating in all apartments - additional heating of bathrooms with bathroom radiators in the form of electric ladders - cooling of the living room and bedrooms with air conditioners - source of heat and cooling energy inverter hybrid air/water heat pumps - additional source of heat energy for preparation hot water gas condensing circo devices

Ventilation: artificial ventilation provided by low-noise fans in all sanitary and utility rooms, and separate switches; - kitchen ventilation provided by separate pipes for extracting hoods from each kitchen.

Roof: impenetrable reinforced concrete in a gentle slope with a protective attic and with all necessary layers of insulation

Exterior carpentry: aluminum frame with IZO three-layer glass, protected by horizontally movable aluminum shutters

Common areas: aluminum carpentry with IZO glass - entrance area and corridors covered with stone

Lift: an elevator from one of the high-quality manufacturer

Environment care: a separate place for waste disposal - asphalted parking lots and driveways - horticulturally landscaped green areas

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Garage: vehicular entrance to the basement floor through an automatic garage door

Carpentry: entrance doors of apartments with anti-burglary and fire-proof design - soundproofed - internal carpentry: door frame and mass made of solid wood

Floor materials: 1st-class three-layer oak parquet in living rooms, corridors and rooms - 1st-class ceramic tiles from Italian manufacturers in bathrooms, kitchens, terraces and loggias

Walls materials: 1st class ceramic tiles from Italian manufacturers in sanitary facilities - walls painted with white semi-disperse paint in other areas

Bathrooms and wc: bathroom equipment from renowned manufacturers - high-quality bathtubs and walk-in showers - console-type toilets with soft close lowering of the board - built-in cisterns with a sensor button for two-volume flushing as the only visible element are installed in all sanitary units

Excellent transport connection, close to school, kindergarden, shops. An ideal apartment and location for enjoying and peaceful family life 365 days a year.

All other information on request.

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:
6695 €

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:
4486 €

Median price/m² of this type
in Croatia:
4167 €

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