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TEL./VIBER/WHATSAPP:  
+ 37129642499



**Zagreb, Gračani, four-room  
apartment with garden NKP 157 m2,  
GM+VPM, NEW CONSTRUCTION**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 500 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Area</b>	157 m2
<b>Category</b>	For sale



Zagreb, Gračani NEW BUILDING, luxurious four-room apartment with floor space of 157 m2, on the ground floor of an urban villa with a garden of 250 m2. It consists of a spacious living room with a dining room and kitchen, four bedrooms, a walk-in wardrobe, two bathrooms, a guest toilet, a storage room and a covered balcony. It has a garden, an outdoor parking space and a garage. The apartment will have underfloor heating, external and internal carpentry, sanitary facilities and video surveillance. Floor coverings can be chosen in the initial phase in agreement with the investor. The building will be constructed with vertical and horizontal cerclages, reinforced concrete elements whose main role is to stiffen the masonry walls and enable an even distribution of the load transferred from the mezzanine structure to the masonry walls. Partition walls made of block bricks. Mezzanine construction of reinforced concrete slab, thermal insulation on the facade 15 cm. The entire facility will have an A+ energy class. The urban villa is located in a quiet side street with a view towards Medvednica, and in the immediate vicinity of a kindergarten, an elementary school, the Meridian 16 shopping center, a health center, a veterinary clinic, and bus and tram stops. Planned completion of construction in the fall of 2024. Feel free to contact us for any further inquiries.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv