



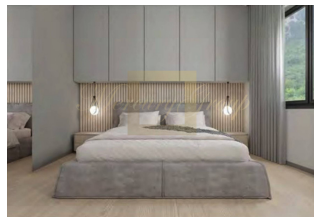
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+ 37129642499



**Zagreb, Srebrnjak, NEW BUILDING,  
luxurious three-room apartment NKP  
90.61 m2 with garden**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 580 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	90 m2
<b>Category</b>	For sale



Srebrnjak, Dugi dol, NOVOGRADNJA, 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 5 apartments will be built according to the highest standards. Moving in at the beginning of 2025.

Apartment S1 - three-room apartment on the ground floor, closed area 73.56 m2, garden 37.78 m2, loggia 8.70 m2, garage parking space 13.00 m2. Total calculated NKP 90.61 m2. The apartment consists of a hallway, living room, dining room and open floor plan kitchen with access to the balcony, two bedrooms and a bathroom.

**CONSTRUCTION:** load-bearing reinforced concrete walls 20-25 cm thick, partition plasterboard walls, plasterboard ceilings

**FACADE:** ETICS system with sliding shutters

**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 PARTS:** aluminum carpentry with IZO glass - entrance area and corridors covered with stone

**ELEVATOR:** an elevator from one of the high-quality manufacturers

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

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

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

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

**BATHROOMS AND TOILET:** 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

**ELECTRICAL 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

**HEATING AND HOT WATER:** 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.

Excellent transport connection, close to school, kindergarten, shops. An ideal apartment and location for enjoying and peaceful family life.

All other information on request.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

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