



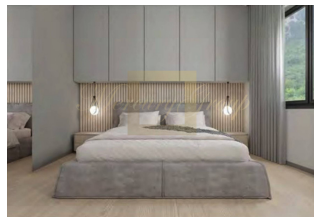
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**Zagreb, Srebrnjak, NEW BUILDING,
luxurious three-room apartment NKP
90.61 m2 with garden**

Croatia, Zagreb

Price:	€ 580 000
Object type	Apartment
Market	New building
Bedrooms	2
Number of rooms	2
Area	90 m2
Category	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.

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