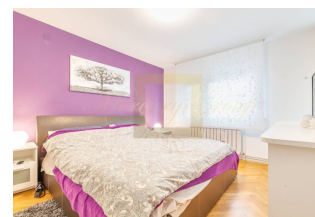




**Zagreb, Vrapče, three-story house with wellness and winter garden NKP 220 m<sup>2</sup>**

*Croatia, Zagreb*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 325 000</b>   |
| <b>Object type</b>     | House              |
| <b>Market</b>          | New building       |
| <b>Year built</b>      | 1969               |
| <b>Bedrooms</b>        | 3                  |
| <b>Number of rooms</b> | 3                  |
| <b>Land area</b>       | 193 m <sup>2</sup> |
| <b>Area</b>            | 287 m <sup>2</sup> |
| <b>Category</b>        | For sale           |



Three-story semi-detached house with a net area of 220 m<sup>2</sup>, built in 1969. Thoroughly and very well adapted in 2010/2011., and additionally edited in 2019/2020. No earthquake damage (green label). East-south-west orientations.

It consists of three floors - ground floor, first floor and attic:

- **Ground floor** - covered parking, large garage for at least 2 cars which is directly connected to the house by a corridor, bathroom, storage room, study/bedroom, bedroom, wellness, sauna, walk-in shower, toilet and wardrobe/storage room.
- **First floor** - large living room, open plan kitchen and dining room, bathroom with shower, winter garden and partially covered terrace.
- **Attic** - unfurnished larger space where bedrooms, bathrooms and a large terrace can be arranged.

When the thorough adaptation was done in 2010/2011. all electricity, water and gas installations were changed, and in 2019/2020. a wellness area was created with underfloor heating, a sauna, a walk-in shower and a toilet. Heating is central gas. The external carpentry is PVC with double-layered IZO glass (except in the unfinished attic, where it is wooden). Of the equipment to be singled out: wellness, Jacuzzi, sauna, water softener, wood-burning fireplace, winter garden...

It is located in a quiet street, and close to all amenities necessary for life (public transport, sports center Vrapče, school, shops, coffee bars, pharmacies...).

I am at your disposal for other information.



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