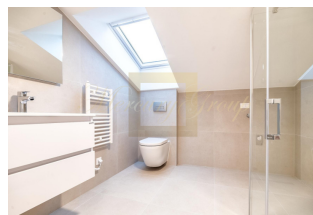




**Zagreb, Šestinski dol, NEW BUILDING,  
 modern three-room apartment NKP  
 103,00 m2**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 309 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	103 m2
<b>Category</b>	For sale



Šestinski dol, Zamorski Breg, NEWLY CONSTRUCTED, modern high-end building, excellent micro-location in the immediate vicinity of the city center and all facilities necessary for a quality life.

APARTMENT S7 - three-room apartment in the attic, closed area 105.66 m2, balcony 8.77 m2, parking space 13.37 m2, storage room 7.59 m2. Total calculated NKP 103.00 m2. It consists of an entrance area, a living room with a dining room and an open floor plan kitchen with access to the loggia, a bedroom with a gallery, a bedroom and two bathrooms.

**BUILDING CONSTRUCTION.** Foundation reinforced concrete slab made of strip foundations 50x80 deep plus reinforced concrete slab of 20 cm. Load-bearing reinforced concrete walls in the ground floor, and on the other floors there are walls with brick fillings and reinforced concrete cerclages. The thickness of the walls is 30 cm. Reinforced concrete mezzanine slabs 20 cm thick. Partition walls made according to the system: dry-mounted plasterboard walls (KNAUF) 10 and 12.5 cm thick. The internal walls are plastered with lime and lime-cement plaster. The facade is made according to the Etics system, 20 cm thick styrofoam and a final layer of thin-layer covering plaster.

**JOINERY.** Entrance doors to apartments - Multilock - Kolnoa. Grubač room door, hidden hinges. PVC external carpentry with aluminum bars on the outside and window bars made of artificial stone on the inside, three-layer IZO glass, electric shutter lifters, RAL installation. Installed mosquito nets on all doors and windows.

**FLOORS.** Finished natural oak parquet - 1900 x 150 x1 4/3. Ceramic tiles 1st class of Italian and Spanish manufacturers.

**BATHROOMS.** Built-in Geberit cisterns are installed in all sanitary units, which are characterized by silence, hygiene and long-term reliability, with a button for two-volume flushing as the only visible element. Walk in



ID: HR-191-123895  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

shower tubs with channels. Complete fittings (shower, sink,...) Grohe.

ELECTRICAL INSTALLATIONS. Smarthome system VIMAR / possibility of on/off control of lighting, thermostat regulation, raising/lowering of blinds, dimmers, opening of car doors - all via a mobile phone application. Switches and sockets of the VIMAR Plan. Video intercoms. Thermostat in every room. UTP cable and possibility of connection to optics.

HEATING AND COOLING. Vaillant heat pumps, underfloor heating throughout the apartment. Gree air conditioning in each bedroom and living room. Electric radiators in the bathrooms.

ENVIRONMENT. Paved, asphalted common parts on the field. A separate place for the collection of waste on the property is planned - a steel dumpster. Common garden approx. 90 m<sup>2</sup> - planted grass and horticulture. One garage and 7 parking spaces paved and with installed electrical installations for the preparation of vehicle charging stations.

All other information on request.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

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