



**Zagreb, Špansko, two separated apartments NKP 134,85 m2, terrace, parking**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 348 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2014
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Area</b>	135 m2
<b>Category</b>	For sale



Two separate apartments are for sale, registered as one, with a total net usable area of 134,85 m2 on the 3rd and 4th floor of a well-built building from 2014 in the desirable Špansko district. The apartments are located one above the other and represent an ideal investment because one of the apartments can be rented. A three-room apartment on the 3rd floor consists of: hallway = 10.29 m2, room 1 = 15.84 m2, bathroom = 5.88 m2, kitchen = 10.74 m2, living room = 18.32 m2, room 2 = 13.53, room = 1.33 m2 closed loggia = 3.16 m2 (closed area 79.1 m2). Loggia 1 = 13.31 m2 (total calculated 89 m2). The second, separate apartment is located in the attic (4th floor) of the NKP, 45.85 m2 (the square footage is calculated according to the coefficient as a storage room), but in nature it is an excellent three-room apartment in unfurnished condition, which with a little investment can be arranged and to rent. The apartment also has one parking space in the courtyard of the building. The building has its own gas boiler and hot water heating via heat pumps. Very nice, comfortable three-sided apartment (north-south-east) with large windows, burglar-proof door, video intercom. An excellent property for someone who is looking for a lot of space and wants to enjoy socializing outdoors, located in a quiet street and offers a peaceful environment for living, while being in the immediate vicinity of all the necessary amenities (health center, market, shops, kindergartens, elementary school, proximity to public transport, pharmacy). Other information on request.

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