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**Zagreb, Špansko, two separated apartments NKP 125 m2, terrace, parking**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 325 000</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>	125 m2
<b>Category</b>	For sale



Two separate apartments are for sale, registered as one, with a total net usable area of 125 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 two bedroom apartment on the 3rd floor consists of: hallway = 15.63 m2, room 1 = 12.92 m2, bathroom = 4.70 m2, kitchen = 7.38 m2, living room = 19.19 m2, room 2 = 12.13, room = 1.35 m2 (closed area 73.3 m2). Loggia 1 = 11.78 m2 Loggia 2 = 7.91 m2 (total calculated 91.86 m2). The second, separate apartment is located in the attic (4th floor) and 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 that can be arranged and rented out with a small investment. 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 facilities (health center, market, shops, kindergartens, elementary school, close to public transport, pharmacy). Other information on request.

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