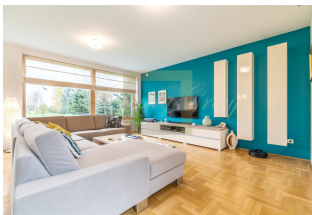




**Zagreb, Mala Mlaka, modern
 low-energy family house**

Croatia, Zagreb

Price:	€ 795 000
Object type	House
Market	New building
Year built	2007
Bedrooms	5
Number of rooms	5
Land area	9123 m ²
Area	353 m ²
Category	For sale



Mala Mlaka, a detached modern house with a net construction area of 354.34 m², located on a plot of land with a total area of 9,123 m² (of which approx. 4,500 landscaped yard). The plot has an almost regular rectangular shape, with a road width of 30 m. Half of the plot is surrounded by a wire fence, which is mostly hidden by hedges or ornamental bushes.

It was built in 2007 as a low-energy facility with a contemporary architectural design. Thermal insulation was achieved with 20 cm thick stone wool, and external carpentry from the manufacturer Internorm (three-layer glass, profiles made in a combination of wood and aluminum). The air in the house is continuously kept fresh through the recuperator and the separated ventilation installation. All this enables minimal gas consumption during the winter months. This winter, the temperature in the house was continuously 25 degrees Celsius, and the monthly cost of gas was between HRK 900 and 1200.

It consists of three bedrooms (each with an area of 15 m²), three bathrooms, a room with a sauna and accompanying facilities, a wardrobe (equipped with built-in wardrobes that close with sliding doors), a utility area (housed for laundry maintenance machines, and a condensing boiler for heating and hot water preparation), small living room with a wood-burning fireplace (approx. 30m²), guest room, study, large living room (approx. 50m²) with kitchen and dining room, basement, garage, small covered terrace and large terrace with barbecue. In the spacious garage, warm road, there are two parking spaces, but also enough space for storing garden tools, lawn mowers... Possibility of parking several vehicles in the yard.

The living room with large glass surfaces, including a large sliding wall, almost represents an integral (covered) part of the yard. All bedrooms are oriented to the east. The house is designed for a family of four - three bedrooms, but even so, without any investments, it is possible to increase the number of bedrooms by three more, without the house losing any of its existing characteristics.



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+ 37129642499

The yard was arranged in the immediate vicinity of the house as a park, and then as an orchard and vegetable garden. Various types of tall and low vegetation have been planted in the park, all in such a way that only maintenance requires minimal involvement. The lawn is maintained by a robotic lawnmower. The yard is ideal for children's play, socializing, vacation...

It is located in a quiet street with very little traffic, but two bus lines pass by (one ends at the Sava Bridge, and the other at the Central Station). At a distance of approx. 200 m there is a bus stop, kindergarten, shop, library. The elementary school is about 1.5 km away. Arena, Avenua Mall, Super nova, Bauhaus, Lidl, Konzum, Kaufland shopping centers can be reached by car between 7 and 15 minutes. It takes approximately 5-10 minutes to get to Zagreb Airport, the American Embassy. The location is well connected by road to the rest of the city and the surrounding area (a network of numerous local roads, the expressway Zagreb - Velika Gorica, the ring road)...

All other information on request.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WatsApp)

E-mail: alina@mgroup.lv