



**Zagreb, Bukovac, Modern three bedrooms apartment, 81 m2 NKP, NEW BUILDING**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 310 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	81 m2
<b>Category</b>	For sale



Zagreb, Gornji Bukovac. For sale: a modern apartment of 81 m2 net floor area (NKP) in a newly built residential and peaceful part of Gornji Bukovac, located in a high-quality multi-apartment building with 7 units.

The building has a basement, ground floor, and two additional floors, with the basement being partially below ground level and the ground floor being elevated. There are 2 residential units on each of the first three floors, and one on the third floor.

The interior, covering 71 m2, consists of a spacious living room with dining area and kitchen, 3 bedrooms, and a loggia of 8.69 m2 (calculated at 0.5). The apartment (S4) includes 2 parking spaces (VPM 7 and VPM 8), each measuring 12.50 m2, and a storage room of 8 m2.

The building was completed in 2023, and this is the only apartment available for sale.

The buyer is exempt from paying real estate transfer tax, as the seller is a legal entity.

**EQUIPMENT:**

- The roof of the building is a non-walkable flat roof with a gravel finish.
- The basic structural system of the building consists of longitudinal and transverse reinforced concrete and masonry walls in both directions, taking both vertical and horizontal seismic forces into account.
- Internal openings in the building are made of wooden joinery, stained and coated with clear varnish.
- Electric roller blinds.
- Individual gas heating.
- Quality aluminum windows with triple glazing.
- Certified anti-burglary, fireproof entrance doors.



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- Flooring and ceramic finishes are of class 1, installed on floating layers to protect against noise transfer.
- Sound insulation is implemented to prevent noise transmission between apartments and between common areas of the building.
- Loggias and balconies in each apartment are covered with anti-slip ceramic tiles of class 1.
- Underfloor heating in the bathroom.
- Gree brand air conditioning.
- Partition walls made of plasterboard and concrete.
- Built-in hanging toilet system with Geberit button.
- Walk-in shower system at floor level with a glass partition.
- Private storage in the basement.
- Thermal facade with an ETICS EPS certified system of 15 cm.
- Video intercoms.
- The balconies are enclosed with a glass railing.

For any further questions, please inquire

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