



**Zagreb, Heinzelova, VMD new building, two-room apartment NKP107.52 + garage and PGM**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 760 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2022
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	107 m2
<b>Category</b>	For sale



Heinzelova, new building, VMD, luxurious and fully furnished with designer furniture, two-room apartment: two bedrooms + bathroom + kitchen + two bathrooms (shower/bath) NKP 107.52 m2. Closed area 76.53 m2, loggia 8.43 m2, garage 21.44 m2, garage space 17.18 m2 (height of all rooms 2.80 m). Energy certificate of the apartment: A+ (heating bill 0.00 Euro). Orientation: South. Heating and hot water - heating plant (heating station in the building, elevator adapted for people with special needs).

The apartment is located in a building close to the Faculty of Veterinary Medicine, close to the tram, quiet and peaceful in the village - Fully equipped with designer furniture, which is fully included in the price of the apartment:

Alarm, underfloor heating in bathrooms and hallways, Server - SMART HOME System. **Daikin inverter air conditioner in all rooms of the apartment. Outdoor unit located on the roof of the building. Opening the entrance door to the building / garage (except with a key) using a token / remote control.**

**Video surveillance and intercom, optical connection for Internet IPTV.**

**DURAVIT sanitary ware, HANS GROHE / Villeroy & Bosh faucets - (5 year warranty).**

**Oak parquet in the rooms and living room.**

**Both bathrooms with WC + Bidet + shower / Walk in shower.**

**All walls painted with DULUX washable paint (5-year warranty).**

**Alu + wood joinery - Laminated Glass 6mm+14mm+4mm Low-e (K=0.9 W/m2/K - 10-year warranty).**

**ROLTEK - Electric blinds raising/lowering (SMART HOME - scenario) - 5 year warranty.**

**LISBOA - complete dimmable LED lighting (DALI protocol) - (class A+++ - guarantee >50,000 hours).**

**Apartment infrastructure, optics and UTP Cat. VII - Ethernet 20 GB & HI-FI/AV (4800 m of additional cables). Due to the needs of the SMART HOME system - a complete electrical installation was**



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**reconstructed and a Home Theater installation was added in the living room.**  
**SAMSUNG 85" NEO QLED 4K 3D TV - living room - (24 month warranty).**  
**SAMSUNG 65" NEO QLED 4K 3D TV - bedroom - (24 month warranty).**  
**BOSCH + AEG - complete white goods - 2+3 year warranty, Washing machine, Dishwasher, Steam oven, Oven + Microwave.**  
**AEG - Induction 78 cm, hood with automatic control via induction.**  
**DE LONGHI - MAGNIFICA PLUS automatic coffee machine with grinder.**  
**NOLTE - kitchen - 10-year warranty.**

Underfloor heating in both bathrooms and the hallway. In addition to underfloor heating, the bathrooms have radiator heating - all controlled by the SMART HOME system.

CALLIGARIS - custom-made furniture - living room, wardrobes, bedrooms, MOMA Design - bathroom furniture.

Three-phase connection 5 x 16 mm<sup>2</sup> - 12 kWh peak load - closet across the width of the garage and hanging shelves for storing winter tires/rims.

Apartment - supplied cable 5 x 16 mm<sup>2</sup> for three-phase connection (from the substation to the apartment), currently engaged 12 kWh of peak load.

SMART HOME system - ENTIA - Smart home technology offers a flawless and intuitive experience that adapts to your needs. Taking care of home security, energy consumption and management is the job done by the smart home system.

For other information, we are at your disposal.

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