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**Sveta Nedjelja, Kerestinec, terraced house NKP 135 m2 NEWLY BUILT**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 350 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	85 m2
<b>Area</b>	400 m2
<b>Category</b>	For sale



For sale is one of three row houses with a garden and parking spaces in a quiet location in Sveta Nedjelja, Kerestinec. It is conveniently located just 300 meters away from public transportation, and within 1 kilometer of schools, kindergartens, health centers, churches, and shops. Additionally, there is a new children's playground surrounded by greenery and forest nearby. Planned move-in is no later than October 1, 2024.

**CONSTRUCTION**

Reinforced concrete foundation slab and reinforced concrete skeleton with a system of reinforced concrete beams and stirrups, as well as reinforced concrete intermediate floors and roof slabs, ensuring high seismic safety and rigidity of the building. Walls are 20 cm thick, exclusively made of bricks, with a 15 cm thick facade. Internal partition walls will be made of Knauf panels, double-sided with mineral wool insulation, guaranteeing good thermal and sound insulation. The constructive height of the floors is as much as 290 cm, with a clear height of approximately 275 cm. A "floating floor" system is installed in the apartments to prevent the spread of impact noise.

**ROOF**

The roof is constructed as an inaccessible flat roof in layers with a vapor barrier, a 20 cm layer of thermal insulation, SIKA PVC foil resistant to UV radiation and roots, and a finishing layer of granulated river gravel.

**MATERIALS FOR INSTALLATION**

External PVC joinery with triple glazed IZO glass filled with argon. External profiles are 5-chambered, with sun protection provided by roller shutters with an aluminum cover and thermally insulated box for the shutters. A large glass wall at the exit to the garden will have motorized roller shutters powered by electricity. Burglar-proof doors with a wrap-around door frame will also function as fire-resistant doors, with a door leaf height of 210 cm. Internal doors in white color filled with chipboard, with a door frame height of 215 cm. Bathrooms, toilets, and kitchens will be tiled with first-class ceramic tiles, while terraces and porches will have anti-slip ceramic tiles. The final flooring in the rooms will be a finished three-layer parquet, 14 mm thick suitable for underfloor



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heating.

#### INSTALLATIONS AND EQUIPMENT

The building will be connected to the public water supply network, public sewerage, electrical grid, and distributive-telecommunication duct. Sanitary facilities will be equipped with high-quality Geberit equipment, Geberit Silent Pro, with provisions for a washing machine in the bathrooms and a dishwasher in the kitchen. A separate water meter cabinet will be provided for each apartment. Heating (underfloor) and cooling will be provided by a highly efficient air-water heat pump, with radiators (ladders) in the bathrooms. Ventilation of bathrooms and toilets will be provided through built-in fans connected to the ventilation duct. An opening for connecting an exhaust hood will be left for kitchen ventilation. Preparations for air conditioning units will be installed in the houses. Strong and weak current electrical installations will be provided in each apartment, including electronic communication networks, TV installations, all sockets and switches from a top manufacturer, with a distribution cabinet for strong current in the entrance area of each apartment. Provision will also be made for the free installation of the cable TV operator of the buyer's choice.

Distance to Zagreb is a 7-minute drive, and to Samobor is a 10-minute drive.

Contact us for more information.

#### Contacts:

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