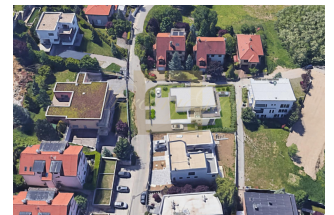




**Zagreb, Šestine, NEW CONSTRUCTION, luxurious four-room apartment NKP 115,76 m2 with garden, PRE-...**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 451 464</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	115 m2
<b>Category</b>	For sale



Gramača, PRE-SALE, a project of NEWLY BUILT luxury apartments in a unique location that will be built according to the highest standards, follows a modern and contemporary lifestyle. It consists of 3 apartments with separate entrances, excellent room layouts, open views, garage and parking space. Moving in winter 2025.

APARTMENT S2 - four-room apartment on the first floor with a separate entrance, closed area 89.00 m2, porch 3.51 m2, two covered terraces 26.22 m2 and 14.17 m2 and garden 83.63 m2. . Total calculated NKP 115,76 m2.

**MANDATORY PURCHASE OF GARAGE AND OUTDOOR PARKING SPACE.**

It consists of an entrance hall, a living room with a dining room and an open floor plan kitchen with access to the terrace and garden, three bedrooms, two bathrooms and a guest toilet.

Superior equipment and construction standard:

- The building is completely made of reinforced concrete from the foundation to the roof
- The layers of floating floors on concrete blankets are made of screed 8 cm with the addition of styrofoam and ethaphone to ensure maximum thermal and noise protection
- Thermal insulating facade with the installation of Knauf insulation panels, finishing with STO signature linear decorative details and MELDORFER white brick, with final double painting of the facade due to the longer durability of the facade
- WICONA aluminum joinery with three-layer glass
- Steamed oak parquet in apartments in the so-called "chevron pattern" (cut at an angle of 45 degrees and arranged in a French herringbone pattern)
- Italian ceramics from renowned manufacturers
- Sanitary ware and bathroom furniture from renowned manufacturers
- Floor heating with heat pump - heat pumps with thermostat in all rooms.



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+ 37129642499

Cooling system provided by heat pumps for all rooms

Air recuperators for air exchange and filtering

Preparation for video surveillance

Preparation for the DALI smart home system

It is located in an excellent microlocation in the immediate vicinity of public transport and all facilities necessary for a quality and peaceful family life.

All other information on request.

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