



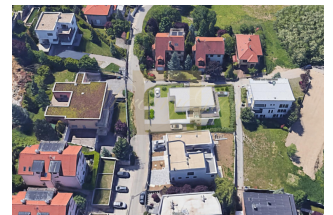
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**Zagreb, Šestine, NEW CONSTRUCTION, luxurious three-room apartment NKP 118,00 m2 with garden PRE-...**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 424 800</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	118 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 S1 - three-room apartment on the ground floor with separate vehicular and pedestrian access, closed area 80.31 m2, porch 12.40 m2, covered terrace 12.40 m2, uncovered terrace 8.00 m2, two gardens 48.50 m2 and 158.98 m2 i yard 37.66 m2. Total calculated NKP 118,00 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, two bedrooms and two bathrooms.

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



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Floor heating with heat pump - heat pumps with thermostat in all rooms.

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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