



**Zagreb, Perjavica, new building,
 four-room apartment with garden,
 NKP 120 m2**

Croatia, Zagreb

Price:	€ 316 000
Object type	Apartment
Market	New building
Year built	2023
Bedrooms	3
Number of rooms	3
Area	119 m2
Category	For sale



Zagreb, Gornji Stenjevec, two-story, four-room apartment NKP 119 m2.

One residential unit is one of a total of 6 houses in a row.

Apartment I2 has an area of 120 m2 and is spread over two floors. The ground floor consists of an entrance area, a living room, a kitchen, a dining room, a toilet and a loggia. The first floor consists of three bedrooms, two bathrooms and a terrace.

BUILDING DETAILS:

- Newly planned construction of residential buildings (a total of 6) expansions "I" and "Z", each of which consists of two (2) above-ground floors (ground floor and first floor) and three (3) residential units.
- The residential building is designed as a two-story building with an attached garden, and certain functions are arranged vertically (duplex type apartments):
- ground floor (Pr) garage, entrance area with staircase, living room, dining room, kitchen, toilet
- recessed floor (Uk) staircase with vestibule, two bathrooms, three rooms and terraces

EQUIPMENT:

- First-class PVC carpentry filled with argon and ALU - Attested burglar-proof entrance doors for apartments -
- The floor coverings are elegant 3-layer parquet and 1st-class ceramics made on the layers of the floating floor as protection against noise transmission
- The transmission of noise between apartments and from/to the common areas of the building is solved by sound insulation - balconies in each apartment and terraces covered with anti-slip ceramic tiles of the 1st class
- The roof of the building is impenetrable flat after the final layer of gravel
- The basic constructive system of the building consists of longitudinal and transverse reinforced concrete and masonry walls in both directions, which take over vertical loads and horizontal effects of earthquake forces



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- Partition walls will be plasterboard (Knauf type system)
- The internal openings of the building are made of wooden carpentry, stained and varnished with colorless varnish.
- Protection from the sun will be solved with blinds
- Heat pumps with underfloor heating - Air conditioning system in every house - Built-in toilet system of hanging bowl with Geberit, Tece, Liv type push button - Walk in shower system at floor level with glass partition - Thermal facade in combination of stone wool and ETICS EPS certified system - Video intercoms

There is only one I2 apartment left.

Completion of construction is expected in September 2024.

Other information on request.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv