



**Zagreb, Center, attractive one-bedroom apartment on the 3rd floor with an elevator**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 329 500</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	1961
<b>Bedrooms</b>	1
<b>Number of rooms</b>	1
<b>Area</b>	72 m2
<b>Category</b>	For sale



At the beginning of Savska street, in the strict city center, on the 3rd floor (with new elevator!) in a residential building from 1961 with reinforced concrete cerclages and a reinforced concrete mezzanine structure, there is this completely newly adapted (year 2023) and unused one-bedroom apartment with 2 loggia/balcony, net usable area of 72 m2. East-west orientations. The building has no earthquake damage (green label). Excellent transport connection!

This one-bedroom apartment consists of an entrance hall/hallway, a comfortable bedroom, a living room with access to a closed loggia and balcony, a storage room, a bathroom and a separate toilet, a kitchen with access to another closed loggia and balcony, and a storage room. It has a shed/storage room in the basement.

The apartment is centrally heated by gas, it is air-conditioned (new Mitsubishi air conditioner), and has a burglar-proof door, an intercom, and LED lighting. Complete renovation of the apartment (2023) includes all completely new electricity, water and gas installations, new exterior PVC joinery, parquet floors, ceramic tiles, new Villeroy & Boch sanitary ware, new Vaillant gas boiler, new interior joinery and cabinets, new custom-made kitchen (Celina) and all appliances (Electrolux, Bosch, Faber, Ariston) etc... All appliances are unused!

The building has security cameras in the corridor and at the entrance (code entry). Parking is possible right in front of the entrance to the building (two parking spaces for the disabled), public parking is 100 m away.

In the immediate vicinity there is a pharmacy, bakery, store, DM, hairdresser, post office, coffee bar, four tram stations with six tram lines, elementary school, gymnasium, playground, Botanical Garden, Marulić Square... 10 minutes easy walk from Ban Square Jelačić.

Other information on request.



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