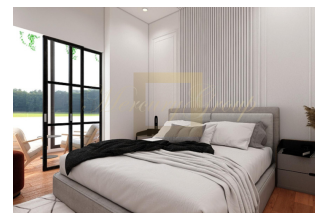




Sveta Nedelja, Novaki, modern terraced house S1, NKP 136.95 m², NEW CONSTRUCTION

Croatia, Zagreb

Price:	€ 301 290
Object type	House
Market	New building
Bedrooms	4
Number of rooms	4
Land area	216 m ²
Area	136 m ²
Category	For sale



Sveta Nedjelja, Novaki, NOVOGRADNJA, a project of eight houses in a row with associated gardens and parking spaces in a beautiful quiet location in the immediate vicinity of all facilities necessary for quality living. Planned completion of construction at the end of 2025.

House S1 - closed area 101.58 m², covered terrace 5.98 m², uncovered terrace 7.61 m², loggia 3.14 m², garden 216.13 m² and two outdoor parking spaces each 13.00 m². Total calculated NKP 136.95 m².

The house will be built on two floors, ground floor and first floor. The ground floor consists of an entrance hall, a dressing room, a living room, a kitchen and an open floor plan dining room with access to a semi-covered terrace and garden, a bathroom, a storage room (appliances) and a storage room. On the first floor there is a hallway, four bedrooms, a bathroom and a loggia.

The building was designed according to modern construction standards, and it is being built that way. Special attention was paid to all earthquake requirements, and the building was designed as such in order to meet the most demanding conditions of an earthquake and avoid unwanted consequences and damages that occur after it. The foundations, floor and ceiling slabs are made of reinforced concrete, while the walls will mostly be made of reinforced concrete. The remaining part of the walls will be built with block bricks in combination with reinforced concrete cerclages.

TOP MATERIALS AND EQUIPMENT:

- Multi-layer finished oak parquet that will be offered to customers in several patterns and color tones so that each customer can individually choose the type of parquet of their choice.
- Top quality ratified ceramics with minimum dimensions of 60x60 cm. Customers will be able to individually



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choose the type of ceramics of their choice.

- Each residential unit will be equipped with a heat pump with a hot water tank. Floor heating will be installed in all rooms, and each room will have a built-in room WI-FI thermostat. The thermostats will be able to be controlled via an application on portable devices (mobile phone, tablet) in order to have an insight into the condition of all rooms.

- The facility will be cooled by wall-mounted air conditioning units. An air conditioning unit will be installed on the ground floor, while preparations for air conditioning units will be made in all rooms on the first floor, and customers will be able to easily and quickly install air conditioning units in the rooms where it is needed.

- Sanitary ware in bathrooms class type. Grohe, Hansgrohe, etc.

- Built-in cisterns with hanging toilet bowls with an associated slowly lowering board will be installed in the sanitary facilities.

- A bathtub will be installed in one bathroom, and a shower cabin will be installed in the other bathroom.

- Underfloor heating will be installed in the bathrooms, just like in all rooms, and the bathrooms will be controlled by WI-FI, equipped with electric underfloor heating with a WI-FI thermostat.

- Premium PVC joinery from the manufacturer with three-layer glass filled with argon gas to achieve maximum thermal properties.

- Electric aluminum blinds.

- 15 cm thick thermal facade for maximum efficiency and minimal heating costs.

- All housing units have separate meters for all connections.

The facility is located in an exceptional location, within 900 meters of the school, kindergarten, church and all other necessary facilities. Lake Rakitje is located in the immediate vicinity as a great place for excursions and recreation. There is a bus stop right next to the building, and future residents of Sveta Nedelja are offered free bus transportation to the desired locations.

For all other inquiries, please feel free to contact us.

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