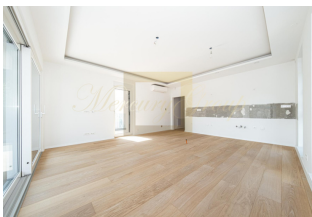




**Zagreb, Remete, NEWLY BUILT, urban villa with two four-room luxury apartments**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 1 055 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	257 m2
<b>Area</b>	304 m2
<b>Category</b>	For sale



Remete, NEW BUILDING, urban villa with two residential units (four-room apartments) with separate entrances, net area 304.00 m2, residential 210.00 and 118 m2 garage and additional space on the ground floor on a plot of 257 m2. The facility has been carefully designed, with the aim of optimally using, planning the space and ensuring the quality of life of future tenants.

Its total dimensions are approx. 17 x 9 m. It consists of two residential units with separate entrances and outdoor spaces (terraces) that dominate the design of the building, additional space on the basement floor, which is open on one side to the south, with access to the yard and can be arranged according to the wishes and needs of the owner, for example, it can be used as an office, gym, playroom, space for celebrations, etc. Within the building there is a garage with 4 parking spaces and 2 outdoor parking spaces.

DWELLING UNIT (109.00 m2) - is located on the ground floor and consists of an entrance, a living room with a kitchen and an open floor plan dining room with access to the terrace, three bedrooms, two bathrooms and a storage room.

APARTMENT 2 (101.00 m2) - is located on the first floor and consists of a hallway, a living room with a kitchen and an open floor plan dining room with access to the terrace, three bedrooms and two bathrooms.

Both residential floors with terraces are oriented to the south, where they have a view of the city. The roof is designed as flat, impassable. Daikin hybrid heat pumps are used for heating (electricity + gas, additional savings in energy consumption compared to condensing boilers of 35%) with the preparation of installations for photovoltaic cells. Daikin air conditioners in every room. Carpentry of top quality, RAL installation, with electric motors and mosquito nets on all windows. Blinds are installed on the glass walls, additionally secured with closing sensors. Due to its structure, which consists of several chambers, the absorption of sound waves is



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enabled, and thanks to the frame and seals, it is impervious to heat in winter and cold in summer. In addition to the above, it also saves the energy needed for cooling or heating the space, which is evident from the energy certificate itself, which classifies the facility in the A+ energy class, additional characteristics of nZEB. The floors are covered with parquet from the world-renowned flooring manufacturer - Bauwerk Parkett. Built-in sockets and switches are made by Bticino.

It is located only 70 meters from the main road, so due to the distance from traffic, future owners get additional peace and quiet. Only a 5-6 minute drive to the city center and all the necessary amenities for a quality and peaceful family life.

All additional information on request.

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