



Zagreb, Srebrnjak, NEW CONSTRUCTION, exclusive four-room apartment NKP 210.31 m2, 2 garages, fit...

Croatia, Zagreb

Price:	€ 1 250 000
Object type	Apartment
Market	New building
Year built	2022
Bedrooms	3
Number of rooms	3
Area	210 m2
Category	For sale



Srebrnjak, NOVOGRADNJA, one of the most beautiful microlocations in the city center. Modern, luxurious urban villa built on 3 floors with 3 apartments, built according to the highest standards. Luxurious two-story, four-room apartment with a closed area of 142.61 m2, covered terrace 17.45 m2, two garages of 19.30 m2 each, fitness room 50.00 m2. Total calculated NKP 210.31 m2.

The apartment consists of an entrance hall, a spacious living room, an open floor plan kitchen and dining room with access to the terrace, a guest toilet and a staircase on the first floor and a master bedroom with a dressing room and bathroom, two bedrooms, a bathroom and a laundry room with a toilet on the first floor. second floor. The apartment also includes the right to use the covered space in front of the entrance to the garage, which can be used for parking two more vehicles.

The apartment is for sale fully furnished and equipped, only the highest quality materials and furniture from renowned brands are used, the fitness center is fully equipped and decorated.

HEATING / COOLING: floor heating in combination with FC devices for heating in the transition period (blowers hidden in the wall), the same devices are used for air conditioning the rooms and are located in the living room and in each bedroom. The apartment also has a fireplace.

BATHROOMS: designer bathrooms with top brands of all sanitary elements (Ariostea, Tecce, Grohe, Laufen, etc.).

THERMAL / SOUND INSULATION: the minimum thickness of the thermal insulation is 15 cm on the outer walls of the walls. Part of the building has a ventilated facade with ceramic panels on the substructure, which gives the building a longer service life. Regarding the inter-floor construction and noise transmission, greater thickness of



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AB panels, overall floor layers that protect against impact and transmitted sound, and a special layer of insulation that completely neutralizes impact sound between floors were used.

EXTERIOR CARPENTRY: special wooden exterior joinery in a combination of wood, aluminum and three-layer glass of top quality manufactured by Pana. For protection from the sun and intimacy, blinds/blinds are installed, which are operated via electric switches.

Very well connected by bus and tram lines, which is close to all parts of the city. In the vicinity of the location there is a city kindergarten and elementary school, Kvatrić market, health center, police station, post office, pharmacies, shops, etc.

All other information on request.

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