



Zagreb, Gajnice, modern terraced house, NKP 94.01 m², NEW CONSTRUCTION

Croatia, Zagreb

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|------------------------|-------------------|
| Price: | € 335 000 |
| Object type | House |
| Market | New building |
| Bedrooms | 3 |
| Number of rooms | 3 |
| Land area | 28 m ² |
| Area | 94 m ² |
| Category | For sale |



Gajnice, Gospodska ulica, NOVOGRADNJA, project of 12 two-story houses in a row with associated gardens and garage spaces in an excellent, quiet location in the immediate vicinity of all amenities necessary for quality living. Planned completion of construction in June 2025.

House S8 - closed area 81.52 m², semi-covered terrace 12.04 m², balcony 9.90 m² and garden 28.14 m². Total calculated NKP 94.01 m². It has 2 garage parking spaces or a garage on the 1st floor.

The house will be built on two floors, ground floor and first floor. The ground floor consists of an entrance hall, living room, kitchen and dining room with an open floor plan with access to the terrace and garden, guest toilet. On the first floor there is a hallway, three bedrooms, a bathroom, a laundry room and a balcony.

TOP MATERIALS AND EQUIPMENT:

The project is distinguished by the very high quality of the construction of the reinforced concrete construction, which will be supported by a category A low-energy certificate. Thermal insulation of the building will be performed by means of a 15 cm thick thermo-styrofoam facade, PVC joinery that meets the highest requirements of passive construction and has a thermal energy conductivity of 0.9 k/w². External carpentry anthracite, internal white, with blinds on electric lifters. Mosquito nets are additionally installed.

Burglar-proof doors that are equipped with a high level of security in the burglar-proof, fire-proof and earthquake-proof segments. Internal massive carpentry with rounded logs and a very elegant appearance, and four colors chosen by the customer, the level of which increases when combined with first-class oak parquet, massive seven-centimeter finishing moldings coated with a special three-layer high-gloss varnish. Special noiseless Alu-flex pipes of German production, plasticized bathtubs and showers Aqua still and Jacuzzi, Hans-Grohe faucets and high-quality first-class ceramics. Heating is via heat pumps, as well as cooling,



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additionally air conditioning is installed. Video intercom and surveillance around the house provides additional security.

They are located in an ideal location in the immediate vicinity of all necessary facilities, schools, kindergartens, public transport, suitable for families.

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

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