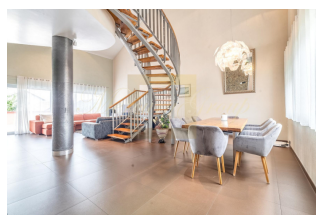


**Zagreb, Maksimir, villa with tavern,
 garden and two apartments, gross
 floor area 591 m2**

Croatia, Zagreb

Price:	€ 1 050 000
Object type	House
Market	New building
Bedrooms	5
Number of rooms	5
Land area	680 m2
Area	590 m2
Category	For sale



In a quiet and urban part of Maksimir forest, there is this beautiful and exceptionally well-built and equipped detached villa of recent construction with a garden, gross area of 591 m2. On a plot of land of 950 m2. Excellent location.

Excellently designed: shared tavern in the basement, on the ground floor a two-bedroom apartment separated by a corridor from the heated garage with a warm entrance to the building, and a comfortable two-story two-bedroom apartment on the 1st and 2nd floor, all connected by a central staircase. The three-room apartment on the ground floors can be rented separately.

It is divided into four floors:

- **basement** - connected kitchen and dining room (tavern style with grill and oven), pantry/cellar/wine cellar, guest toilet, storage room, hallway and staircase;
- **ground floor** - garage, boiler room, storage/laundry room, external staircase, covered entrance, hallway (with access to the terrace and garden), three-room apartment (living room connected to the kitchen and dining room with an open floor plan and access to the terrace and garden, two bedrooms, bathroom, guest toilet);
- **1st floor** (lower floor of the two-story apartment) - entrance hall, guest toilet, large living room connected to the kitchen (with pantry/cellar) and dining room with an open floor plan with access to the terrace, and a large walk-in closet that separates the master bedroom from the previous one a room with a large private bathroom;
- **2nd floor** (top floor of a two-story apartment) - two bedrooms, gallery with balcony access, hallway, bathroom and laundry room.

It is in very good condition, without the need for major investments.



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Construction and equipment: reinforced concrete base plate and construction with brick filling (excellent thermal and sound insulation), underfloor heating (gas and electric) throughout the entire house (including the basement floor), double-glazed roof, built-in solar panels for additional heating and hot water, three-phase electricity, external carpentry ALU-wood, electric roller blinds, alarm, video surveillance...

The villa is ideal for a family looking for peace and security, while all the essential facilities for a pleasant life are nearby. The elementary school, public transport and the Maksimir forest are only a few minutes' walk away. The strict center is a 10-minute drive away.

Other information on request.

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