



Zagreb, Gornji Bukovac, renovated building with two apartments 400 m2, building permit

Croatia, Zagreb

Price:	€ 590 000
Object type	House
Market	New building
Bedrooms	7
Number of rooms	7
Land area	959 m2
Area	400 m2
Category	For sale



Gornji Bukovac, an excellent building with two separate residential units in a state of repair with a total square footage of 400 m2 with complete documentation and a building permit in an exceptional location on a plot of 959 m2 with a view of the greenery and the city.

The building is built on four floors with a yard of 434 m2. Apartment 1 is located on the ground floor and first floor with a living area of 220 m2, and apartment 2 on the second floor and attic with a living area of 180 m2. Electricity was carried through the entire building. All ceramics for the building and sanitary water tanks are ready for installation.

It was built entirely of reinforced concrete (basement, ground floor), and the rest of the concrete structure and 30 cm thick brick. Partition walls are 20 cm thick. The roof is copper and will be insulated with 25 cm of stone wool.

High-quality materials and equipment are used in the construction, and the building will have an energy certificate A. There is a possibility that the current owner will complete the construction to the end.

This modern facility is executed with great care in the selection of materials and layout.

- FACADE: graphite (gray) Styrofoam 15 cm thick in two colors.
- PVC joinery with three-layer glass, electric aluminum blinds and mosquito nets from the well-known company Vnuk-produkt d.o.o.
- FLOOR HEATING on gas with the possibility of heating on electricity - complete preparation made.
- COOLING through quality air conditioning units.
- At the entrance to the Kolnoa apartment, a burglar-proof - fire door.
- Facility under video surveillance and equipped with an alarm system.



ID: HR-191-159267
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

- FLOORS covered with high-quality parquet from a Croatian manufacturer and high-quality ceramics of modern design.
- Bathroom equipment VOXORT from the well-known Croatian manufacturer Fero-Term (plaster systems) and sanitary equipment GEBERIT.

It is located in the immediate vicinity of all essential facilities for a quality life (school, kindergarten, shop, etc.), public transport (350 m bus line Svetice-Jazbina and Kaptol-Svetice) and 1.4 km to the Maksimir forest.

All other information on request.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv