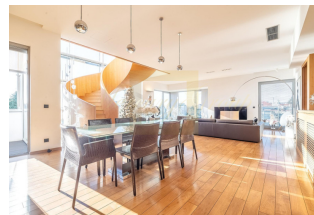
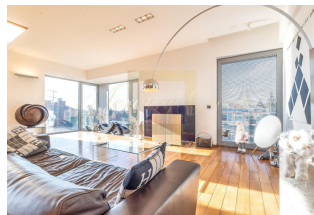


**Zagreb, Šalata, luxury family villa
 with pool/wellness/elevator**

Croatia, Zagreb

Price:	€ 3 600 000
Object type	House
Market	New building
Year built	2013
Bedrooms	3
Number of rooms	3
Land area	643 m2
Area	544 m2
Category	For sale



In one of the most beautiful and appreciated locations, Zagreb's Šalata, on a plot of land of 643 m², there is this beautiful family villa of recent construction (2013) with an auxiliary building (storage) and a garage, total net usable area 468.17 m².

This building is a net usable area of 430.72 m², divided into 4 floors connected by an internal elevator:

- **Ground floor:** entrance area, corridor, study room, storage room, guest toilet, elevator, utility room, technical room, staircase;
- **1st floor:** hallway, 2 bedrooms with bathrooms, sauna, wellness/fitness, staircase;
- **2nd floor:** hall, kitchen, living room with dining room, staircase, guest toilet, green impenetrable roof (terrace);
- **Recessed floor:** master bedroom with its own bathroom and dressing room, terrace.

In the yard there is also:

- **Auxiliary building/storage:** entrance, utility room, bathroom, canopy) - net usable area 18.01 m²;
- **Garage** for 2 cars - net usable area 19.44 m².

The yard is horticulturally decorated with separately selected plantings and illuminated by outdoor floor lighting.

The villa is superbly decorated and equipped. The highest quality materials are used. Secured by video surveillance. The heating is central gas (radiator and convector system), and the cooling is ducted (through the ventilation system). It has an outdoor heated rooftop pool.

It is located in a quiet and non-traffic street. In a dominant position with a panoramic view of the city, and only a



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few minutes from the center. Near public transport, kindergarten, school, hospital Šalata, etc.

VAT is included in the advertised price, real estate sales tax will not be payed.

Other information on request.

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