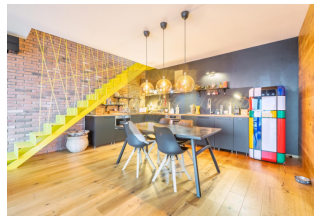




**Samobor, Giznik, beautiful house  
 130m2 with a beautiful panoramic  
 view**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 530 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2022
<b>Bedrooms</b>	1
<b>Number of rooms</b>	1
<b>Land area</b>	369 m2
<b>Area</b>	130 m2
<b>Category</b>	For sale



**Samobor, Giznik - Stunning 130m<sup>2</sup> House with a Breathtaking Panoramic View**

Located in Samobor, near the **Anindol forest park**, just a **10-minute walk from the main square**.

**House Layout:**

**Basement:**

- Space for storage and technical equipment.

**First Floor:**

- **Open space living room, kitchen, and dining area** - modern design with access to a **terrace offering a stunning panoramic view** of the surrounding nature.
- **Home office** - featuring a large aluminum window for natural light.
- **Bathroom** - modern design with **Italian ceramics** and a dedicated laundry area.
- **Hallway** - equipped with a custom-built wardrobe.

**Second Floor:**

- **Spacious bedroom** - with a **panoramic view** of the surrounding hills and nature.
- **Bathroom** - elegantly designed with **premium-quality materials**.

**Key Features of the House:**



ID: HR-191-170021  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

- **High-Quality Materials:** Premium oak parquet, Italian ceramics, and decorative brick in the living room.
- **Construction:** Concrete and **Porotherm brick (25 cm)** with **15 cm stone wool insulation**.
- **Ventilated Facade:** Sections of the facade are clad in **Siberian larch**.
- **Water Protection:** Terraces and roofs covered with **Sika waterproof membrane**.
- **Decking Terraces and Stairs:** Made from **Cumaru exotic wood**, with a lifespan exceeding **50 years**.

#### Doors and Windows:

- **Entrance Door:** **Inotherm aluminum door (150x240 cm)** with **keyless entry via code or fingerprint sensor**.
- **Sliding Glass Walls:** Two large **aluminum sliding walls (420x240 cm)**.
- **Windows:** Large **aluminum window** in the home office and **three Velux roof windows**.
- **Interior Doors:** Three sleek interior doors with **hidden frames** for a modern appearance.

#### Smart Home Features:

- **Smart Lighting and Blinds:** Controlled via **mobile app or Alexa**.

#### Heating and Cooling:

- **Premium Mitsubishi air conditioning system** (app-controlled).
- **Water-based underfloor heating** connected to a **Bosch electric boiler**.
- **Energy Efficiency:** Low heating costs (**2-3 euros per day**).

#### Interior and Custom Furniture:

- **Built-in Wardrobes:** Four custom-made wardrobes (entryway, upstairs hallway, bathroom, bedroom).
- **Custom Floor Cabinet:** Under the desk in the home office.
- **Decorative Brick Wall:** Extending from the living room to the upper floor via the staircase.

#### Location:

The house is situated in one of **Samobor's most desirable locations**, near the **Anindol forest park**.

This location offers:

- **Quick access to the city center (10-minute walk)**.
- **Peaceful and natural surroundings**.
- **Close proximity to essential amenities** (schools, kindergartens, shops, public transport).

For further information or to arrange a viewing, feel free to **contact us directly**.

#### Contacts:

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv