



**Zagreb, Gornja Dubrava, luxurious apartment with a garden, NEW BUILDING, 135 m2 net floor area**

*Croatia, Zagreb*

<b>Price:</b>	<b>€ 360 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	135 m2
<b>Category</b>	For sale



Zagreb, Gornja Dubrava. A top-quality, spacious apartment with a garden in a very stylish urban villa with three apartments.

Apartment A is located on the ground floor and has an enclosed area of 107 m<sup>2</sup>.

It consists of a living room with kitchen and dining area, three bedrooms, a bathroom, guest toilet, and hallway. The apartment comes with a garden of 84 m<sup>2</sup>, a terrace of 57 m<sup>2</sup>, and two outdoor parking spaces totaling 30 m<sup>2</sup> (6 m<sup>2</sup> net usable area).

The building was designed by a renowned architect and is equipped with modern and first-class materials ensuring energy efficiency:

- 15 cm facade system (glass wool/polystyrene)
- Daikin heat pump
- Underfloor heating
- Each room has its own temperature regulator
- Daikin air conditioners
- Burglar-proof and fire-resistant entrance doors, ALU and glass with keypad, card, or key locking
- Top-quality ALU/PVC TERMO 85 windows with triple glazing
- Video intercom
- Electric shutter lifts
- First-class ceramic tiles
- First-class oak parquet
- TECE, Laufen pro, Gessi sanitary equipment
- Tekla doors for the garage



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- Burnt stone on approach areas
- Burglar alarm system in all zones

This modern new building is in an excellent location, combining the urban part of Gornja Dubrava with the foothills area and close proximity to green spaces. Given the spacious garden as part of the apartment, it is ideal for creating a family oasis for its future owner.

Since Building 1 is currently under construction, there is an option to choose floor coverings within the range provided by the developer.

Move-in is scheduled for early 2025.

For any further questions, we are at your disposal.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

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