

Apartment

Zapad, Zagreb and Slavonija



Ref	RE-U-37224
Type	Apartment
Region	Zagreb and Slavonija
Location	Zapad
Front line	No
Sea view	No
Floorspace	107 sqm
No. of bedrooms	1
No. of bathrooms	1

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Price

€ 206 000

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Penthouse 75 m² in a quiet neighborhood of Odra in Novi Zagreb!
Perfect investment!

A comfortable and fully furnished penthouse is for sale in a newly built residential building, situated in a quiet neighborhood in the Odra district of Zagreb, near the Buzin business zone and the Supernova shopping center. This two-bedroom penthouse offers the possibility of expansion into a three- or four-bedroom apartment, making it a versatile living space. It features an open-concept living room with a dining area and kitchen, a hallway, a bathroom, a spacious bedroom, and two large terraces that provide various possibilities for customization.

The total living space, including the terraces, is 107 m², with 57 m² of interior space and a calculated area of 95.28 m². There is an option to further expand the apartment by enclosing part of the terrace (loggia), as per the title deed, to create additional rooms, a winter garden, a spa area, or other functional spaces.

Located on the second floor of a small urban villa, this bright penthouse has low utility costs. It includes one outdoor parking space (11.69 m²) in front of the building and a storage unit (3.57 m²) in the basement, with the option to purchase a garage.

The neighborhood is well-connected to the city, with essential amenities such as a supermarket, pharmacy, hair salon, restaurants, and cafés nearby. A primary school and kindergarten are just 400 meters away, while a health center, post office, church, and fire station are within 700 meters. The city center is easily accessible, with a 10-minute drive to key locations like Avenue Mall, Arena Center, and Bundek, and just 15 minutes to the airport. Public transport options include bus lines 229 and 166, with a train station also in close proximity.

This penthouse offers the perfect blend of comfort, expansion potential, and a prime location, making it an ideal choice for both family living and investment.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
1925 €

Average price/m² of this type
in this region:
3221 €

Median price/m² of this type
in this region:
3233 €

Average price/m² of this type
in Croatia:
4478 €

Median price/m² of this type
in Croatia:
4127 €

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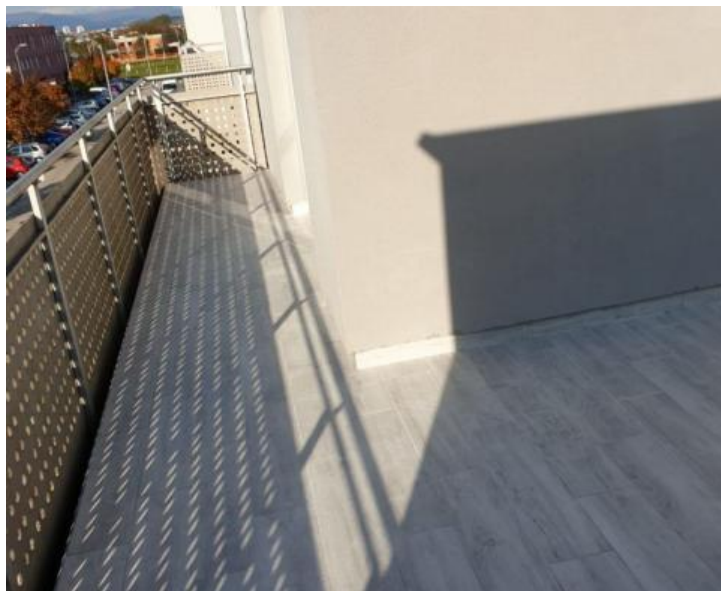
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