

Apartment

Srebrnjak, Zagreb and Slavonija



| | |
|-------------------------|----------------------|
| Ref | RE-S-293251 |
| Type | Apartment |
| Region | Zagreb and Slavonija |
| Location | Srebrnjak |
| Front line | No |
| Sea view | No |
| Floorspace | 149 sqm |
| No. of bedrooms | 3 |
| No. of bathrooms | 2 |
| Price | € 1 125 000 |

Apartment

Srebrnjak, Zagreb and Slavonija



New luxurious 3-bedroom penthouse in Zagreb, Srebrnjak in a modern boutique residence!

Srebrnjak, Dugi dol, new high class apart-complex, one of the most exquisite microlocations for living in the immediate vicinity of the city center of Croatian capital.

A beautiful luxury building with a total of 4 floors and 3 apartments will be constructed according to the highest standards. Moving in is expected in autumn 2024.

Apartment S3 – a four-room apartment on the second floor with a closed area of 112.54 m², a covered terrace of 60.27 m², and a garage parking space of 17.15 m². The total calculated NKP is 149.96 m². The apartment features a hallway, a living room, a dining room with an open floor plan kitchen that opens up to the terrace, three bedrooms, two bathrooms, and a guest toilet.

CONSTRUCTION: The construction involves load-bearing reinforced concrete walls of 20-25 cm thickness, partition plasterboard walls, and plasterboard ceilings.

FACADE: The facade is constructed with an ETICS system, and it features sliding shutters.

ROOF: The roof is made of impenetrable reinforced concrete in a gentle slope and is equipped with a protective attic and all necessary layers of insulation.

EXTERIOR CARPENTRY: The apartment has aluminum frames with IZO three-layer glass, and these are further protected by horizontally movable aluminum shutters.

COMMON PARTS: The common areas feature aluminum carpentry with IZO glass. The entrance area and corridors are covered with stone.

ELEVATOR: The building is equipped with an elevator from one of the top-quality manufacturers.

ENVIRONMENT: The surroundings provide a designated area for waste disposal, asphalted parking lots and driveways, and beautifully landscaped green areas.

GARAGE: Vehicular access to the basement floor is provided through an automatic garage door.

CARPENTRY: The entrance doors of the apartments are designed to be anti-burglary and fire-proof, offering soundproofing. Internal carpentry includes door frames and masses made of solid wood.

FLOORS: 1st-class three-layer oak parquet is used in living rooms, corridors, and rooms. The bathrooms, kitchens, terraces, and loggias feature 1st-class ceramic tiles from Italian manufacturers.

WALLS: In the sanitary facilities, 1st-class ceramic tiles from Italian manufacturers are used, while the walls in other areas are painted with white semi-dispersed paint.

BATHROOMS AND TOILET: The bathrooms are equipped with high-quality bathtubs and walk-in showers from

Apartment

Srebrnjak, Zagreb and Slavonija



renowned manufacturers. Console-type toilets with soft-close lids and built-in cisterns with a sensor button for two-volume flushing are installed in all sanitary units.

ELECTRICAL INSTALLATIONS: Telephone and TV sockets are provided in all rooms. A thermostat is present in the living room, and there are power outlets and light fixtures in the loggias. UTP cables and optical cables are installed for internet connection.

HEATING AND HOT WATER: Underfloor heating is installed in all apartments, and the bathrooms have additional heating with electric ladder radiators. Air conditioners are used for cooling in the living room and bedrooms. The source of heat and cooling energy comes from inverter hybrid air/water heat pumps. Gas condensing circo devices serve as an additional source of heat energy for hot water preparation.

VENTILATION: Artificial ventilation is ensured by low-noise fans in all sanitary and utility rooms, and there are separate switches for this purpose. Kitchen ventilation is facilitated by separate pipes for extracting hoods from each kitchen.

This apartment offers excellent transport connections and is located close to schools, kindergartens, and shops, making it an ideal location for a peaceful family life.

For any additional information, please do not hesitate to inquire.

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.

Apartment

Srebrnjak, Zagreb and Slavonija



Price per m²:
7550 €

Average price/m² of this type
in this region:
6471 €

Median price/m² of this type
in this region:
6000 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4159 €

Apartment

Srebrnjak, Zagreb and Slavonija



Apartment

Srebrnjak, Zagreb and Slavonija



| 1. NA ETIŽA | |
|-------------|-----------------------|
| 1 | 112.54 m ² |
| 2 | 80.27 m ² |
| 3 | 17.15 m ² |



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Srebrnjak, Zagreb and Slavonija

