

Apartment

Gračani, Zagreb and Slavonija



Ref	RE-S-867321
Type	Apartment
Region	Zagreb and Slavonija
Location	Gračani
Front line	No
Sea view	No
Floorspace	277 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 082 601

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Gračani presents an exciting NEW BUILDING project offering luxurious apartments with a private character. This development comprises three urban buildings spanning three floors, constructed to the highest standards. The apartments feature top-of-the-line equipment and the latest in installation and management technology. They also meet the highest standards of energy efficiency and boast earthquake-proof foundations. Occupancy is expected by the end of 2024.

BUILDING 3 - S1 offers a four-room apartment with a total floor area of 226.18 square meters. It includes a closed area of 113.36 square meters, a covered terrace of 48.99 square meters, an uncovered terrace of 27.17 square meters, and a spacious garden measuring 516 square meters. The property also comes with an outdoor parking space of 12.50 square meters, a 20.66-square-meter garage, and a 16.00-square-meter storage room, resulting in a total calculated net usable area of 277.59 square meters.

The apartment layout consists of an entrance hall, a living room with a dining area and kitchen that opens to the terrace, a guest toilet, a utility room, two bedrooms, a bathroom, a dressing room, and a master bedroom with its own ensuite bathroom.

The property is constructed using premium materials, featuring reinforced concrete construction, anti-seismic foundations, aluminum/wood windows with triple-layer glass, mosquito nets, and electric blinds. It is also equipped with provisions for solar collectors, living space ventilation with a heat recovery system, air conditioning through a heat pump and multi-split indoor units, and a SmartHome system. The interior and exterior are adorned with unique and designer solutions, including 3D illuminated facades, high-quality ceramics, parquet floors, and sanitary ware of the highest caliber.

Located in an exceptional microlocation, these buildings are strategically positioned to shield residents from noise thanks to a green belt in front of the buildings. Simultaneously, they offer an open view to the south, where the city of Zagreb is situated, as well as to the north, where Medvednica's peak and the cable car can be seen. The east and west directions provide vistas of the mountain foothills.

For any additional information, please feel free to reach out to us.

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:
3908 €

Average price/m² of this type
in this region:
6372 €

Median price/m² of this type
in this region:
5650 €

Average price/m² of this type
in Croatia:
4459 €

Median price/m² of this type
in Croatia:
4124 €

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