

Apartment

Gračani, Zagreb and Slavonija



Ref	RE-S-842155
Type	Apartment
Region	Zagreb and Slavonija
Location	Gračani
Front line	No
Sea view	No
Floorspace	241 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 942 981

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Luxurious three--bedroom apartment in a new futuristic residence in Zagreb, Gračani!

Gračani introduces an exciting NEW BUILDING project featuring luxurious private character apartments. The project comprises three urban buildings, each with three floors, constructed according to the highest standards. These apartments are defined by top-tier equipment and cutting-edge technology for installation and management. Furthermore, they meet the highest standards of energy efficiency and boast earthquake-resistant foundations. The expected move-in date is the end of 2024.

BUILDING 2 - S1 offers a four-room apartment with a total floor area of 226.18 square meters. This 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 generous garden covering 337 square meters. The property comes with an outdoor parking space of 12.50 square meters, a garage measuring 20.66 square meters, and a storage room spanning 16.00 square meters. In total, the net calculated usable area amounts to 241.79 square meters.

The apartment's layout comprises an entrance area, a living room with a dining room and a kitchen that provides access to the terrace, a guest toilet, an 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, earthquake-resistant foundations, aluminum/wood windows with triple-layer glass, equipped with mosquito nets and electric blinds. It also includes provisions for solar collectors, living space ventilation with a heat recovery system, air conditioning via a heat pump and multi-split indoor units, as well as a SmartHome system. The interior and exterior are adorned with unique and designer solutions, including 3D illuminated facades, high-quality ceramics, parquet floors, and top-notch sanitary ware.

Nestled in an exceptional microlocation, the buildings are strategically placed to shield residents from noise by incorporating a green belt in front of the buildings. At the same time, they offer open views to the south, where the city of Zagreb is situated, as well as to the north, where the peak of Medvednica and the cable car can be seen. The east and west directions provide vistas of the mountain foothills.

For any additional information, please do not hesitate to contact 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:
3913 €

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

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