

## Novogradnja, Sesvete, četverosoban stan na drugom katu - 96m2, Sesvete, Wohnung



### Verkäuferinformationen

Name:	Dom Ekspert
Vorname:	Dom
Nachname:	Ekspert
Firmenname:	Dom Ekspert d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://www.domekspert.hr">https://www.domekspert.hr</a>
Land:	Croatia
Region:	Grad Zagreb
City:	Zagreb
Postleitzahl:	10000
Adresse:	Frana Kesterčaneka 2b
Phone:	0038512013007
Über uns:	<p>Our story began back in 2007. We started as a local agency in the eastern part of Zagreb, but over the years we've built a vast network of top experts and expanded our activities on the area of the whole City of Zagreb and its surroundings. Today our team includes lawyers, architects, surveyors, construction engineers, and financial advisors in the domain of real estate brokerage.</p> <p>Services of Dom Ekspert include the purchase and sale of apartments, houses, terrains, and business premises. Our main goal is to protect clients' interests, conduct business honestly, and employ good business practices. Through our work, we strive daily to justify our clients' trust and maintain an image of experts in the real estate business.</p>
Reg No.:	123/2009

### Anzeigendetails

## Allgemein

Titel:	Novogradnja, Sesvete, četverosoban stan na drugom katu - 96m2
Immobilie zur:	Verkauf
Quadratfuß:	96 m <sup>2</sup>
Stock:	2
Stockwerke:	2
Schlafzimmer:	4
Badezimmer:	1
Preis:	241,100.00 €
Erstellt:	11.11.2024

## Zustand

Baujahr:	2024
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## Standort

Land:	Croatia
Staat / Region / Provinz:	Grad Zagreb
Stadt:	Sesvete
Siedlung:	
Postleitzahl:	10000

## Genehmigungen

Baugenehmigung:	ja
Bescheinigung:	ja



## Zusätzliche Informationen

Energieeffizienz:	In Vorbereitung
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## Parkplatz

Anzahl der Parkplätze:	2
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## Beschreibung

Zusätzliche Informationen:	Prodaje se komforan, četverosoban stan na drugom katu manje stambene zgrade sa šest stanova u blizini Sesvetama, naselje Popovec. POVRŠINA STANA: - 81.87 m <sup>2</sup> - unutarinja, podna površina - ukupna prodajna površina stana iznosi 96.44 m <sup>2</sup> s pripadcima (dva parkirna mjesta i spremište) obračunato prema pripadajućim koeficijentima STAN SE SASTOJI OD: - ulaznog hodnika (5.65 m <sup>2</sup> ) - dnevnog boravka s kuhinjom i blagovaonicom (29.06 m <sup>2</sup> ) - kupaonice (6.16 m <sup>2</sup> ) - toaleta (2.56 m <sup>2</sup> ) - predsoblja (5.04 m <sup>2</sup> ) - tri spavaće sobe (10.71 m <sup>2</sup> , 10.71 m <sup>2</sup> i 11.98 m <sup>2</sup> ) - loggia (10.07 m <sup>2</sup> ) Orijentiran je na istok, jug i zapad. Pripadaju mu dva vanjska
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nenatkrivena parkirna mjesta površine 12.50 m<sup>2</sup> i spremište površine 4.04 m<sup>2</sup>. Završetak radova je predviđen krajem proljeća 2025. godine. OPREMA: - PVC stolarija s sa troslojnim IZO staklom te roletama na struju i rolo komarnicima - Stiropor fasada debljine 15 cm, sa završnom silikonskom vodo-odbojnom i paro-propusnom žbukom. - keramičke pločice 1. klase - kupaonica opremljena sanitarnim uređajima - grijanje dizalicom topline Viessmann - hlađenje putem dva inverterska klima uređaja Viessmann Lokacija: Popovec je obiteljsko naselje udaljeno od centra Sesveta 4 kilometra, kroz koje prometuje ZET-ova linija autobusa koja vozi na željeznički kolodvor u Sesvetama i Dubec. Autobusan stanica je udaljena 200 metara od zgrade. Izlaz na autocestu je udaljen 800 metara, a prva trgovina nalazi se na udaljenosti od 100 metara. KONTAKT: Snježana Čabraja Tel: 01 2013 007 Mob. + 385 099 3601 634 E-mail: snjezana.cabraja@domekspert.hr Spacious Four-Bedroom Apartment for Sale on the Second Floor in Popovec, Near Sesvete APARTMENT AREA: - Interior Living Space: 81.87 m<sup>2</sup> - Total Saleable Area: 96.44 m<sup>2</sup> (includes two parking spaces and storage, calculated per applicable coefficients) - Total Usable Net Area: 120.98 m<sup>2</sup> APARTMENT LAYOUT: - Entry hallway (5.65 m<sup>2</sup>) - Open-plan living room with kitchen and dining area (29.06 m<sup>2</sup>) - Bathroom (6.16 m<sup>2</sup>) - Separate toilet (2.56 m<sup>2</sup>) - Corridor (5.04 m<sup>2</sup>) - Three bedrooms (10.71 m<sup>2</sup>, 10.71 m<sup>2</sup>, and 11.98 m<sup>2</sup>) - Loggia (10.07 m<sup>2</sup>) Additional Property Details: The apartment faces east, south, and west. It includes two outdoor parking spaces (12.50 m<sup>2</sup>) and a storage unit (4.04 m<sup>2</sup>). Expected completion is scheduled for late spring 2025. PREMIUM EQUIPMENT AND FINISHES: - PVC Windows with triple-layered IZO glass, electric shutters, and roll-up insect screens - 15 cm Styrofoam Facade with a silicone-based, water-resistant, and vapor-permeable finish - High-quality ceramic tiles - Bathroom fully equipped with sanitary fittings - Viessmann Heat Pump Heating System - Two Viessmann Inverter Air Conditioning Units for cooling LOCATION ADVANTAGES: Situated in Popovec, a family-friendly neighborhood just 4 km from Sesvete's center, this apartment offers excellent connectivity. The nearby ZET bus line provides convenient access to the Sesvete railway station and Dubec. The closest bus stop is only 200 meters away, while highway access is 800 meters from the property, and the nearest grocery store is 100 meters away. CONTACT: Snježana Čabraja Tel: +385 1 2013 007 Mob: +385 99 3601 634 Email: snjezana.cabraja@domekspert.hr ID KOD AGENCIJE: 2544

## Weitere Kontaktdaten

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