

## Predivna obiteljska kuća na top lokaciji s pogledom na grad!, Maksimir, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Predivna obiteljska kuća na top lokaciji s pogledom na grad!
Property for:	Sale
House type:	detached
Property area:	245 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	3
Price:	660,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2008
Last renovation:	2012

### Location

Country:	Croatia
State/Region/Province:	Grad Zagreb
City:	Maksimir
City area:	
ZIP code:	10000

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
--------------------	----------------



### Parking

Number of parking spaces:	3
---------------------------	---

Covered parking space: yes

## Description

Description:

We proudly present this beautiful house that was built in 2008 according to the project of the renowned NEMETH PROJECT. It is located on a spacious building plot of 536 m<sup>2</sup> (which is subdivided into two plots of 488 m<sup>2</sup> and 48 m<sup>2</sup>), with a fully valid building permit from 2007. It is important to note that all minor deviations from the permit are carefully regulated and registered according to the Decision on the Derived Condition, which means that the house is completely legal in every aspect. This imposing freestanding rectangular building offers three levels of comfortable living. The basement, ground floor and first floor are elegantly connected by an internal granite staircase, providing a unique living space. The total floor plan area of the building is 124.24 m<sup>2</sup>, with a construction that combines reinforced concrete for the basement, solid porotherm brick walls 30 cm thick for the ground floor and first floor, and a reinforced concrete stair core. Mezzanine structures are made of monolithic reinforced concrete slabs with a thickness of 20 cm, while the roof is covered with high-quality Creaton tiles. The windows are equipped with double-layer insulated glass and shutters for additional energy efficiency. The gross area of the entire building is an impressive 369.73 m<sup>2</sup>, distributed as follows: Basement: 124.24 m<sup>2</sup> Ground floor: 123.43 m<sup>2</sup> Floor: 122.06 m<sup>2</sup> This house is fully fenced and has access to all utility connections, including gas, electricity, water supply and drainage, and fiber optic telephone connection. A modern central system with a condensing device takes care of heating the house and hot water. There are also two covered parking spaces and one uncovered space. The house has 10 cm thick insulation on the facade, and the environment is arranged and cared for. The energy certificate classifies this house in the B category, at the very edge of A, which indicates exceptional energy efficiency. The ground floor of the house offers a spacious living room, a kitchen with a dining room, one bedroom and a bathroom/toilet. It also includes an entrance hall and a covered terrace. Upstairs there are five bedrooms, one of which has a wardrobe, and two bathrooms, along with a covered terrace for relaxing. In the basement there is a large room of 50.70 m<sup>2</sup>, which is ideal for socializing and where a sauna is provided. Here you can also find a cellar-storage room, a boiler room and additional rooms such as a tavern and a storage room. Ceiling heights on the ground floor and first floor are 2.70 m, while in the basements it is 2.60 m. This home is conveniently located near schools, churches, shops and hospitals, and offers easy access to public transportation. It is surrounded by a peaceful environment with a beautiful view of the city of Zagreb and close to forests. With lots of potential and possibilities, this house is the perfect choice for a large family or as a rental investment. ID CODE: ST1327

## Additional contact info

Reference Number: 531949  
Agency ref id: ST1327