

Zagreb, Centar - NOVOGRADNJA, luksuzan stan s terasom, Gornji Grad - Medveščak, Flat



Seller Info

Name: Agencija Angelus nekretnine
First Name: Agencija
Last Name: Angelus nekretnine
Company Name: Angelus nekretnine d.o.o.
Service Type: Selling and renting
Website: [https://www.angelusnekretnine.](https://www.angelusnekretnine.hr)

hr

Country: Croatia

Region: Grad Zagreb

City: Zagreb

ZIP code: 10000

Address: Vlačka ulica 72

Mobile: +385 91 482 6401

Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of

each of our employees contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556
Bank and account number:
HR5124020061100902550
Base capital: 20.000 kn
Board members: Anastazija
Darijević

Listing details

Common

Title: Zagreb, Centar - NOVOGRADNJA, luksuzan stan s terasom
Property for: Sale
Property area: 93 m²
Floor: 2
Number of Floors: 5
Bedrooms: 3
Bathrooms: 2
Price: 592,704.00 €
Updated: Nov 09, 2023

Condition

Newbuild: yes
Built: 2024.

Location

Country: Croatia
State/Region/Province: Grad Zagreb
City: Gornji Grad - Medveščak
ZIP code: 10000

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Elevator: yes
Energy efficiency: A+

Parking

Number of parking spaces: 1

Description

Description:

LOCATION: Zagreb, center, Medulićeva. In the very heart and the strictest part of the city, right below the beautiful, green Rokovo park. 300m from the tram and 300m from the elementary school, and 700m from Cvjetni trg. **DESCRIPTION:** The residence of the Medulićevs in a modern and elegant way is reminiscent of the aristocratic apartments of Donjograd. Luxurious three-room apartment in a new west-facing building on the second floor (S5). It consists of an entrance area, kitchen and living room, two bedrooms, two bathrooms and a balcony. The net area of the apartment (with balcony) is 90.39m². The total calculated area of the apartment is 79.66m². Earthquake-proof building of superior construction quality. Sophistication of heating, cooling and air conditioning technology with top Swiss technology. Lighting systems, management automation, surveillance and security, waste disposal, home charging stations for electric cars and maintenance - zero carbon emission. **HEATING, COOLING AND HOT WATER PREPARATION SYSTEM:** preparation of hot/cold water as a medium for heating/cooling and preparation of hot, sanitary water is carried out using an air-water heat pump for each apartment separately, through the ceilings, floors and, if necessary, the walls are distributed a system of pipes through which hot/cold water flows depending on the heating or cooling mode - ZEHNDER Nestsystem, so there are no visible thermotechnical elements inside the space, such as radiators or air conditioners, heating/cooling with this system imitates natural heating/cooling processes where they are primarily heated or objects in the room are cooled, not the surrounding air, such as the sun in winter or a tavern in summer, where the cool stone creates a pleasant climate in the room ZEHNDER Radiant Conditioning System, the external units of the system are located on the common roof of the residence, in front of the large glass walls, fan coil units integrated into the system are installed in the floor which help maintain a favorable climate in critical zones, system regulation for St aku room especially via wall control panels ZEHNDER Control. **AIR VENTILATION, RECOVERY AND DEHUMIDIFICATION SYSTEM:** unique ZEHNDER ComfoAir/ComfoDew central recovery system with dehumidification maintains optimal humidity inside the room, integrated ZEHNDER ComfoDew units located under the ceiling of sanitary areas are an unusually important integral part of the system for maintaining a favorable climate, due to the air dehumidification function in the cooling mode, how to prevent the occurrence of moisture condensation inside the room, in the floor integrated fan convectors additionally dehumidify the critical zones in front of the glass walls in the cooling mode, integrated ZEHNDER ComfoAir units located under the ceiling of the sanitary areas ensure a sufficient number of air exchanges throughout the apartment so that the air is always purified from allergens from the external environment and ensures a pleasant living atmosphere, air intake and exhaust is made possible by central ventilation through channels with openings on the highest elevation of the roof of the residence, management of the recuperation/dehumidification system is done via wall controls of ZEHNDER Control panels that are controlled by the heating/cooling system. **THERMAL COMFORT:** the use of high-quality materials in the construction of the envelope

of the residence achieves excellent thermal insulation, and with the selection of glazed elements with favorable energy values, the conditions for a pleasant stay are achieved throughout all seasons with a reduced need for additional heating or cooling of the space, the integrated ZEHNDER heating/cooling system/ ventilation ensures superior ambient control of thermal comfort with optimal energy consumption, the specified parameters achieve very low total energy consumption while achieving a high energy standard - A+ energy class, Zero Carbon Emission. LIGHTING SYSTEM: the lighting of all common areas of the residence is planned using energy-efficient LED lighting controlled and managed by daylight control sensors and presence sensors in certain areas, all planned lighting elements of common areas and external architectural features are visually harmonized with the identity of the building, and technologically satisfy the most design and ecological standard, the lighting concept is aligned with the needs of modern housing, ensuring a comfortable living environment, and the necessary lighting of certain specific spaces, lighting of all apartment ceilings with integrated LED lighting controlled via wall switches and/or via the integrated KNX "smart house" system, lighting preparation within residential units, it enables the implementation of modern lighting control and management systems with great interior flexibility, light design concept of preparation for lighting of residential units, represents a departure from the standard understanding of lighting as a purely decorative element, but rather treats lighting as a medium for a good perception of space and creating a pleasant environment. ABB APARTMENT AUTOMATION SYSTEM - by installing the ABB free@home apartment automation system ("smart house"), owners are offered the possibility of managing their own space, either from the comfort of their own home or via an application from a remote location (phone, tablet, computer), central control touch screen it enables local management of apartment automation and access control, it is possible to control intercom, lighting and blinds, the system is modular and can be expanded with functions. WASTE DISPOSAL: a special space at the end of the driveway, separated from the building, in the yard, for waste disposal with enough space for special containers for waste separation. HOME CHARGER FOR ELECTRIC CARS: every parking space in the garage is equipped with a charging port for electric cars, which makes it possible to charge the vehicle overnight during the period of the best price for electricity. SECURITY: 24/7 video surveillance of all common areas and access, electronic access control, intercom system integrated into the ZENNIO control touch screen in the apartment, presence notification via the ABB free@home system. LARGE GLAZING OF RESIDENTIAL SPACES: for the purpose of achieving high-quality lighting of the apartments, the glass surfaces are of large dimensions, the windows have clear heights of 173 - 213 cm, specially designed for this residence without externally visible sash frames in the wood-aluminum version, sliding-lifting walls in the wood- aluminum with light heights of 259 cm with a sunken threshold, so that the outside space is integrated at the same floor level as the interior, the uninterrupted glass envelope of the last floor is a separate unit drawn in from the outer envelope that rises above the City, surrounded by green gardens, sun protection is provided by aluminum blinds to the

west and "sun screen" protection integrated into the street facade fabric made of TRAVERTINO CLASSICO stone, whose natural beige color makes a perfect combination with multi-colored "sun screen" protections. REPRESENTATIVE ENTRANCE SPACE AND VERTICAL COMMUNICATION: the entrance space follows the reminiscent architecture of lower-town apartment buildings, shaped by a combination of stone - light - bianco polare / pietra del deserto / bianco perlino - dark - graphite / nero marquinia, refined design of other elements of the entrance space and vertical communication, elevator new generation - KONE MonoSpace - electric, gearless frequency-regulated with a luxuriously equipped cabin. HEIGHTS AND MATERIALS: living room, rooms: clear height from floor to ceiling 281 cm +/- 2cm, sanitary facilities: clear height from floor to floor. ceiling height 250 cm +/- 2 cm, internal carpentry height 220 cm with sound-insulated sash and hidden hinges in matt white finish, sliding doors at the full height of the room with hidden ceiling guides in the finish of American walnut veneer in matt lacquer, they hide in the wall in that provided niche, high-standard DIERRE anti-burglary and fire-resistant entrance door to apartments, door frame lacquered in matt white, leaf in American walnut veneer finish, thermally and sound-insulated with anti-burglary fittings, ONE-KEY-4-ALL system for all useful areas of the residence, sanitary areas made of porcelain panels 120 x 60 walls; 60 x 60 IMOLA CERAMICA floors from THE ROOM collection, DURAVIT / Vero 60/80/100 sinks, DURAVIT / Vero C-bonded bathroom furniture, DURAVIT built-in fittings, DURAVIT / ME by Starck toilet, DURAVIT / Starck T bathroom accessories, built-in cisterns DURASYSTEM / DURAVIT white, STONETO and/or ceramic shower tubs, multi-layer high-standard parquet, balconies/terraces covered with Decking System with wooden/composite boards at the same level as the parquet in the interior of the room, balconies/terraces protected from view and/ or the sun from the west with a system of sliding shutters in combination with refined fence elements, peripheral electrical equipment VIMAR. ELECTRICAL INSTALLATIONS: LAN network UTP cat. 6 with a distribution cabinet, optical infrastructure brought to the apartment, common satellite and terrestrial TV program, control of blinds via buttons on the wall and mobile applications. The warranty conditions for the building are transferred to the condominium owners in accordance with the law and the applicable regulations in construction: 10 years for the construction of the building, 2 years for all other construction and construction-craft work, 1 year for the installed equipment and systems, unless otherwise stated in the warranty for sheets for individual equipment and systems, the warranty periods start on the day of the technical inspection of the building. The offer also includes smaller and larger apartments on the first, second, third, fourth and fifth floors. Contact our agent for more information or viewing.

===== The agency
commission is calculated in accordance with the General Business Terms and the
Price List published at <https://angelusnekretnine.hr/about-us> Yours Angelus
nekretnine ID CODE: 3882

Additional contact info

Reference Number: 543757

Agency ref id: 3882