

## NOVOGRADNJA kuća u nizu I- 162,01+ garaža+ okućnica od 276,50m2, Brdovec, House



### Seller Info

Name: Nekretnine Ines  
First Name: Nekretnine  
Last Name: Ines  
Company: Nekretnine Ines d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <https://www.nekretnine-ines.hr>  
Country: Croatia  
Region: Zagrebačka županija  
City: Zaprešić  
Address: Ulica Pavla Lončara 86  
Mobile: 00385913362981  
Phone: 0038513356582  
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Reg No.: 53/2021

### Listing details

#### Common

Title: NOVOGRADNJA kuća u nizu I- 162,01+ garaža+ okućnica od 276,50m2

Property for: Sale  
House type: in sequence  
Property area: 162 m<sup>2</sup>  
Lot Size: 276 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 2  
Price: 319,858.00 €  
Updated: Nov 21, 2023

## Condition

Newbuild: yes  
Built: 2023

## Location

Country: Croatia  
State/Region/Province: Zagrebačka županija  
City: Brdovec  
City area: Prigorje Brdovečko  
ZIP code: 10291

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: A



## Parking

Garage: yes  
Number of parking spaces: 1

## Description

Description: House for sale in a row marked I in a new residential area in Prigorje Brdovečko. House E1 is the first in a series of 4 houses in a new construction. Its living area is 162.01 m<sup>2</sup>, which is spread over the ground floor and first floor. On the ground floor there is an entrance area, a corridor, a space under the stairs, a study, a toilet, a room, a kitchen, a large living room connected to a dining room, a farm, a garage and a terrace covered with a pergola. On the first floor there is a hallway, a laundry

room, two bathrooms, three bedrooms and a wardrobe. The house also has a garden area of 276.50 m<sup>2</sup>, of which 213 m<sup>2</sup> of green space, an outdoor uncovered parking space of 12.50 m<sup>2</sup> and a paved part of the garden area of 51 m<sup>2</sup>. Family houses belong to almost zero-energy buildings, i.e. nZEB (nearly zero-energy built-in), which was achieved through thorough and high-quality thermal insulation, the installation of high-quality PVC joinery with triple insulated glass, and the selection of a modern and highly efficient heating system. The heating is provided as floor heating, connected to an air-water heat pump. Cooling is through an air conditioner. Settlement E.D.I.N.G. in Prigorje Brdovečki, it is located in a place where relaxed life outside the city and proximity to the hustle and bustle of the city meet, positioned in the greenery and yet in the immediate vicinity of the urban settlement. Savski Marof railway station is ten minutes' walk from the village, from which it only takes half an hour to drive to Zagreb Central Station. Zaprešić is a 10-minute drive by car. Two kindergartens, an elementary school, a health center, a pharmacy, a post office, a store, and all the facilities necessary for life are located in the immediate vicinity. The seller is a private person and the buyer pays a real estate transaction tax of 3%. The deadline for the completion of the house is 30.11.2024. The buyer pays an agency commission of 1% + VAT ID CODE: 906

### Additional contact info

Reference Number: 546460  
Agency ref id: 906