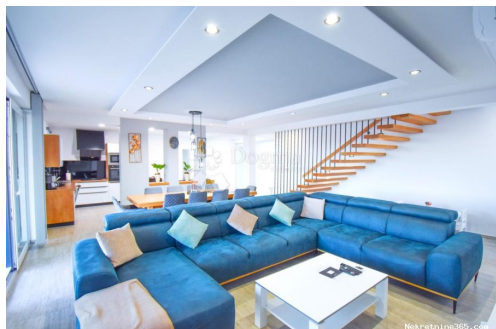


**PRODAJA, VILA S BAZENOM, NOVI MAROF, 572 m2, Hrašćina, House****Seller Info**

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:	PRODAJA, VILA S BAZENOM, NOVI MAROF, 572 m2
Property for:	Sale
House type:	detached
Property area:	572 m <sup>2</sup>
Lot Size:	2645 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	7
Price:	799,990.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2023.

### Location

Country:	Croatia
State/Region/Province:	Krapinsko-zagorska županija
City:	Hrašćina
City area:	Gornji Kraljevec
ZIP code:	49283

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	4
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## Description

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Available for purchase is an elegant villa with a pool in Novi Marof, boasting a generous total area of 572 m<sup>2</sup>. The living quarters span 276 m<sup>2</sup>. This modern residence, constructed in 2023, comes with impeccable documentation and holds a distinguished 5-star rating, making it an attractive investment opportunity. The villa comprises a total of 5 bedrooms, each featuring its private walk-in shower, toilet, and a spacious 8 m<sup>2</sup> balcony. The ground floor hosts a room with a bathtub. The room floors are adorned with high-quality porcelain stoneware ceramic, specifically travertine. The villa's ground floor encompasses a harmonious living and dining area, a well-appointed kitchen, two bedrooms with en-suite bathrooms, an additional separate toilet, and a staircase leading to the upper level. All rooms are tastefully furnished, ensuring a blend of comfort and practicality. Ascending to the upper floor reveals a dedicated space housing a 2 m x 2 m jacuzzi accommodating 6 people, a sauna measuring 3.30 m x 1.80 m, and a separate shower. Also on this floor is a convenient laundry room equipped with a washer and dryer, along with three bedrooms featuring en-suite bathrooms. The sanitary fixtures throughout the house are of premium quality, including Geberit toilets and Hansgrohe faucets. Each room is equipped with an Android TV offering a selection of satellite channels. Expansive sliding glass panels, specifically the Planitherm 4S Evolution 4-18-4 brand, grace the villa's windows, allowing ample natural light and providing access to the terrace. The home's heating system is efficiently managed through an underfloor heating mechanism powered by a heat pump, ensuring a consistently pleasant temperature throughout. A 12 cm styrofoam insulation wraps the villa's facade, contributing to its energy efficiency. In terms of sustainability, the villa stands independently with solar panels on the roof generating 10 kW of power. An added eco-friendly feature is the bioseptic tank "ROTO," catering to wastewater treatment needs. The outdoor expanse of the villa is equally inviting, featuring a commodious 78 m<sup>2</sup> terrace paired with an inviting 8 m x 4 m pool. The pool boasts a built-in massage bench, a solar shower, a cascading waterfall, a spacious sunbathing area equipped with 10 loungers, and a clever pool-cleaning robot. Additionally, a summer kitchen is on hand, complete with a sink, electric grill, induction hob, and a refrigerator. Completing the allure, the villa encompasses a children's playground complete with a swing and a slide, ensuring delightful entertainment for the youngest members of the household. Parking is a breeze with a sizable asphalt lot covering 170 m<sup>2</sup>. The entire property is under the watchful eye of video surveillance. Orientation: north - east - west - south Heating: heat pump Parking: four outdoor parking spaces PETRA PERAK Mob +385977917388 petra.perak@dogma-nekretnine.com ID CODE: VZ1553

## Additional contact info

Reference Number: 548457  
Agency ref id: VZ1553