

## KARLOVAC, MRZLO POLJE MREŽNIČKO – urbana vila u novogradnji na fantastičnoj lokaciji, prilika, Duga Resa, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	KARLOVAC, MRZLO POLJE MREŽNIČKO – urbana vila u novogradnji na fantastičnoj lokaciji, prilika
Property for:	Sale
House type:	detached
Property area:	720 m <sup>2</sup>
Lot Size:	460 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	21
Bathrooms:	9
Price:	2,159,200.00 €
Updated:	Nov 20, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

Country:	Croatia
State/Region/Province:	Karlovačka županija
City:	Duga Resa
City area:	Gornje Mrzlo Polje Mrežničko
ZIP code:	47250

### Permits

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

### Parking

Garage:	yes
Number of parking spaces:	7

### Description

Description:	KARLOVAC, MRZLO POLJE MREŽNIČKO - urban villa in a new construction in a fantastic location, an opportunity Construction and sale of two luxury urban
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villas with a total of 9 residential units will start soon. The building will be located in Duga Resa, in the settlement Gornje Mrzlo Polje Mrežničko. The building has ground floor + 2 floors, and is located on a slope. The villa is located in an exceptional location next to the Kozjača forest, also known as the "lungs of the city of Karlovac", which provides an exclusive combination of natural surroundings, top facilities and lifestyle, making it a true paradise for a comfortable and high-quality life. Each residential unit in the building is planned to be heated using a separate heat pump. The heat pump consists of an external and an internal unit. Heating inside the space will be done using floor heating. The cooling of the building is planned to be carried out with a separate cooling system (split/multi split system). The positions of the fan convectors for cooling will be made depending on the interior and the needs of the users of the space. As for parking, there will be 7 garages within the villa. The terrain of the plot is steep in the northeast to southwest direction, and retaining and fence walls are planned. There is an access road in the southwest of the plot. This high-quality property in Gornji Mrzlo Polje Mrežnicki offers not only a home, but a dream lifestyle. Construction will begin in 2024, around Easter, while the move-in plan is in the summer of 2025. Perfect investment opportunity. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26999

### Additional contact info

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