

Zagreb, Centar - prodaja - dvoetažni stan s parkingom, lift u ugradnji, 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.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 - prodaja - dvoetažni stan s parkingom, lift u ugradnji
Property for: Sale
Property area: 133 m²
Floor: 4
Bedrooms: 3
Bathrooms: 2
Price: 370,000.00 €
Updated: Feb 05, 2024

Location

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

Permits

Ownership certificate: yes

Heating

Central heating: yes

Parking

Number of parking spaces: 1

Description

Description: Angelus nekretnine offers for sale a two-story apartment in the city center
LOCATION: In the very heart of Zagreb, next to Britanski trg, there is an artistically designed, bright and very luxurious two-story apartment. With a total of 133 m² and a terrace, this penthouse is located on the 4th and 5th floors of a residential building with a large green garden. The building is surrounded by greenery, gardens and green yards. Although it is in the very center of the city, it is located in a quiet and green environment. The installation of a panoramic elevator with access to the terrace of the apartment has been agreed. For this reason, the

terrace is not decorated. The technical documentation has been prepared and the lift will be installed by Metus in 2024. It was also agreed to install a facade with thermal insulation, financed by grants from EU funds. DESCRIPTION: Upon entering the apartment, you come to a spacious and very bright open space living room with eight large skylights. From it comes the kitchen separated by sliding doors made of wood. Next to the kitchen is a spacious pantry. On the quietest side of the courtyard, there is a bedroom (or study) with a beautiful large window that extends along the entire length of the wall with a view of the green courtyards and Sljeme. On the same, north side, there is a bathroom and an exit to a large terrace. The 30m² terrace, in need of renovation, is located between the roofs of the city and faces the quiet, green courtyards. The door of the apartment is anti-burglary, made of steel, covered with wood. The living room is equipped with gallery rails for placing a picture and with thirty lamps, which in various combinations provide a subdued, intimate atmosphere or the full brightness necessary for displaying works of art or for work. Closets were located next to the front door, discreetly placed in the corner. The Renaissance spiral staircase from Tuscany made of cast iron leads to the upper floor, the gallery, an open bright space with a large Art Nouveau semi-circular window, from which there is an open view. There are two large built-in libraries made of solid wood and a spacious bathroom. The library hides a spacious walk-in wardrobe. The building was built in 1927 with a reinforced concrete load-bearing structure and steel elements, while the walls of the building are made of solid brick. The complete reconstruction of the penthouse was completed in 2006, with special attention paid to the static construction. The arrangement of the apartment was detailed and time-consuming, and the space was adapted according to the highest standards, including anti-seismic building standards. A new floor, walls, roof, insulation, roof covering and new roof sheeting were completely made. During the renovation, all new installations (electricity, water and gas, gas central heating) were carried out. Massive packages of African Doussie wood and Asian Kempas wood are placed on the floor of the first floor and on the floor of the second floor. Marazzi tiles and tiles by designer Laura Fiuma have been installed in the bathrooms. The windows and doors were ordered from Italy and made to measure from solid wood, while the entrance and balcony doors are anti-burglary, covered with wood. Large roof Velux windows (13 pieces) have been installed and all have installed external shades for protection from the sun and with internal blinds. A Toshiba 5.2KW air conditioner was installed, and a complete preparation for installing an alarm and video system was installed. Speakers are installed in both bathrooms. Gas-fired central heating with the Viessmann system is installed. There are four parking spaces in the common yard, one of which belongs to the apartment. It is also possible to rent a parking space in the parking lot across the street from the building. Agency recommendation! The agency commission is calculated in accordance with the General Terms and Conditions and the price list published at <https://angelusnekretnine.hr/o-nama> For more information, contact our agent.
===== Your Angelus nekretnine d.o.o. ID
CODE: 4808

Additional contact info

Reference Number: 567079

Agency ref id: 4808