

## Dvojna kuća u Vrapču- Bolnička ulica, Črnomerec, House



### Seller Info

Name: Nekretnine Ines  
First Name: Nekretnine  
Last Name: Ines  
Company Name: Nekretnine Ines d.o.o.  
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  
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Reg No.: 53/2021

### Listing details

#### Common

Title: Dvojna kuća u Vrapču- Bolnička ulica  
Property for: Sale

House type: residential-commercial  
Property area: 222 m<sup>2</sup>  
Lot Size: 337 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 4  
Bathrooms: 2  
Price: 375,000.00 €  
Updated: Feb 20, 2024

## Condition

Last renovation: 2023

## Location

Country: Croatia  
State/Region/Province: Grad Zagreb  
City: Črnomerec  
ZIP code: 10000

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description: For sale is a family house in Bolnička street in Kvart Vrapče - Zagreb. The property was built between 1960 and 1971. The floor plan of the house is 81 m<sup>2</sup> and consists of a basement, ground floor, first floor and high attic. The ground floor of the house was completely renovated last year (pipes, installations, floors, walls and windows). This commercial and residential building in an extremely good location offers comfortable living for two families. In addition to the property on the plot, there are also two large garages as well as a covered front area in front of the garage where the boiler room is located. The stairs lead down

to the basement, which consists of three rooms, all of which have electricity and water. The property is built in a classic style, brick, concrete, sep facade. On the plot of 533 m<sup>2</sup>, behind the building, there is also a yard (greenery) of 320 m<sup>2</sup>. Garage 1 - 7m x 4m = 28m<sup>2</sup>, height 2.20m Garage 2 - 7mx 3.5m<sup>2</sup> = 24.5m<sup>2</sup>, height 2.20m Documentation: The house has both a building permit and an operating permit For garage 1, there is a construction and utility garage No use permit is attached for garage 2 The property is habitable and functional Heating with solid fuels Ownership clear 1/1 The buyer pays a brokerage fee of 1% + VAT (for the buyer's brokerage services) ID CODE: 1002

### Additional contact info

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Agency ref id: 1002  
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