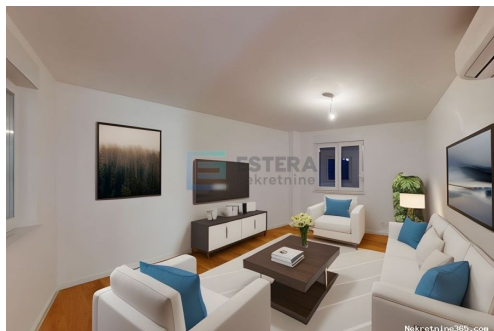


**Stan PRODAJA, Knežija, NOVOGRADNJA, 3S NKP 87,99 m2, Zagreb, Flat****Seller Info**

Name: Estera nekretnine  
First Name: Estera  
Last Name: nekretnine  
Company Name: Estera nekretnine  
Service Type: Selling and renting  
Additional Email: gordan@estera-nekretnine.com  
Website: <https://www.estera-nekretnine.com>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Nemčićeva 10  
Phone: 0038516999444  
Fax: 0038516999445  
About us: Foundation of the Estera ulaganja d.o.o. company resulted from the need to support numerous citizens in obtaining loans, either cash or housing loans. Our assistance in obtaining housing loans (for buying or renovation) includes good knowledge of documentation related to buying and selling properties (there is much reason in saying "If a bank checked the property, it must be free and clear of encumbrance") as well as the entire process in connection with selling or buying property. More than once our clients who inquired their credit standing before buying asked us questions (What should I do if I am buying on credit?), they ask recommendation for buying (It is worth buying?, Does the documentation meet loan

requirements?) or selling (What is the market price? How to clear encumbrances or restrictions on title deeds?). This inevitably leads to the conclusion that it makes sense in offering our services on the property market since our interests are compatible and entire buying and selling process is quite often connected to a loan. We can offer our service all over Croatia. Company's head office is in Zagreb, Nemčićeva ulica 10, while branch offices are in Varaždin, Kukuljevićeva ulica 17 and Osijek, Zrinjevac 10a. We have been actively seeking premises for our office in Zadar, which would be sufficient for the first phase of our activity and development of our agency. We do hope that you will recognize our enthusiasm and qualifications for the services we offer and that we will reach the goal through mutual cooperation.

## Listing details

### Common

Title:	Stan PRODAJA, Knežija, NOVOGRADNJA, 3S NKP 87,99 m2
Property for:	Sale
Property area:	87.99 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Price:	325,563.00 €
Updated:	Mar 15, 2024

### Orientation

Orientation:	East, South
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## Condition

Built: 2023  
Condition: Under construction

## Location

Country: Croatia  
State/Region/Province: Grad Zagreb  
City: Zagreb  
City area: Trešnjevka - Jug  
Quarter: Knežija  
ZIP code: 10000

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Infrastructure: Sewage, Electricity, Telephone installation

## Heating

Heating type: central (own) gas

## Description

Description: Zagreb, Knežija, Novogradnja, trosoban stan 87,99 m<sup>2</sup>, prizemlje. Zatvorena površina stana je 75,99 m<sup>2</sup> + 12 m<sup>2</sup> vrta neto površine (120 m<sup>2</sup> bruto). Stan se sastoji od dnevnog boravka s kuhinjom i blagovaonicom, dvije spavaće sobe, kupaonice s wc-om i hodnika. Uz stan je moguća kupnja garažnog parkirnog mjesta u iznosu 23.125 eura. Stambena novogradnja nalazi se u neposrednoj blizini križanja Selske i Horvaćanske ulice. Zgrada se sastoji od tri kata te ima ugrađen lift. Predviđeno je izdavanje uporabne dozvole početkom 2024. godine. Projekt nudi visoko kvalitetnu novogradnju od ukupno 7 stanova. Grijanje je etažno plinsko s podnim grijanjem. Stanovi sadržavaju jednu unutarnju klimatsku jedinicu u dnevnom boravku. Zgrada je betonske konstrukcije debljine 20 do 25 cm. U kupaonici i kuhinji se nalaze keramičke pločice, a u ostatku stana parket. Fasadna toplinska izolacija (kamena vuna) debljine je 15 cm a vanjska PVC stolarija je Marlex sa 6 komora i troslojnim staklom vanjskog izgleda antracit. Sva ulazna vrata stanova su protuprovalna marke Kolnoa. Stanovi se kupuju direktno od investitora te kupac ne plaća porez na promet nekretnina. Stan možete detaljno pregledati na linku za 3D virtualnu šetnju: <https://my.matterport.com/show/?m=EBEGjPA9ZK1> Za više informacija i

dogovor oko pregleda nekretnine molimo nazvati na +385914444461 Tomislav  
Tončić.

### Additional contact info

Reference Number: 580162

Agency ref id: 1045