

## HEDONIZAM U MALOJ MLAKI, Novi Zagreb - Zapad, 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  
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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:	HEDONIZAM U MALOJ MLAKI
Property for:	Sale
House type:	detached
Property area:	354 m <sup>2</sup>
Lot Size:	9123 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	9
Bathrooms:	3
Price:	795,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2007
Last renovation:	2023

### Location

Country:	Croatia
State/Region/Province:	Grad Zagreb
City:	Novi Zagreb - Zapad
ZIP code:	10000

### Permits

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

### Additional information

Energy efficiency:	A+
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### Parking

Garage:	yes
Number of parking	6

spaces:

Covered parking space: yes

## Description

Description:

We proudly present an exceptional opportunity to live in a modern, luxurious home located in the peaceful neighborhood of Mala Mlaka, Zagreb, offering the perfect blend of comfort, privacy, and excellent connectivity to the city center. This impressive detached house spans 354.34 square meters of net living space and is set on an expansive 9,123 square meter plot. About 4,500 square meters of meticulously landscaped grounds, adorned with stunning horticultural elements, create a park-like atmosphere — an ideal place to relax at any time. Built in 2007 as a low-energy property, the house is equipped with systematic thermal insulation (20 cm of stone wool) and high-quality Internorm external joinery (triple glazing and wood-aluminum frames), ensuring energy efficiency with an A+ rating. This home is not only aesthetically appealing but also highly practical, guaranteeing minimal energy costs. The entire yard is fenced, ensuring complete privacy, with access granted via a modern, remotely controlled gate for easy entry and enhanced security. As you enter the house, the ground floor welcomes you with a spacious open-plan living area featuring large glass surfaces that provide uninterrupted views of the beautifully landscaped garden. A large sliding glass door leads to the terrace, the perfect spot for entertaining family and friends, whether you're relaxing with a barbecue or simply enjoying nature. You can spend quiet evenings reading a book while admiring the well-maintained orchard and vegetable garden, which require minimal upkeep. The ground floor also includes a kitchen with a dining area, an entry hall, a hallway, a study, a bathroom, a guest bedroom, a playroom, and a two-car garage with a heated driveway. A tool storage area and pantry are located in the basement, while the covered and uncovered terraces lead to a courtyard – an ideal space for year-round outdoor enjoyment. Upstairs, you'll find three spacious bedrooms, all facing east with views of the beautifully landscaped yard, allowing for natural light and a sense of harmony with the surroundings. There's also a gym room with a private sauna and massage table, the perfect place to unwind after a long day. The upper floor also features two bathrooms, a walk-in closet equipped with built-in wardrobes, a utility room, and the option to expand the number of bedrooms according to the future owner's needs. Comfort is not limited to the interior – the outdoor area is perfect for relaxation and gatherings. With a fireplace in the living room and a barbecue on the terrace, the house is designed for enjoying time with friends or simply in the peaceful surroundings, accompanied by the sound of rustling leaves and birdsong. Despite the serene environment, the house is perfectly connected to the city of Zagreb. Two bus lines serve the neighborhood almost every hour, making commuting to the city convenient and pleasant. Whether you're looking for a tranquil family retreat or an elegant setting for work and relaxation, this home offers it all — and more. All paperwork is in order (location, building, and occupancy permits), and the house is free of any encumbrances, ready to become your new home. Aurelija Šemiga: 00385 99 547 2989

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### Additional contact info

Reference Number: 669622  
Agency ref id: ZG71023