

## Vanserijska Novogradnja stan 80m2 + balkon, garaža, VPM, terasa, Črnomerec, Flat



### 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  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	Vanserijska Novogradnja stan 80m2 + balkon, garaža, VPM, terasa
Property for:	Sale
Property area:	151 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Balcony area:	25 m <sup>2</sup>
Terrace area:	120 m <sup>2</sup>
Price:	436,100.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2023
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### Location

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

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	A+
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### Parking

Garage:	yes
Number of parking spaces:	2

## Description

### Description:

A unique new building located near Sveti Duh Street represents an ideal property for young families who desire a peaceful world away from the hustle and bustle of the city. The apartment on the first floor spans 80 m<sup>2</sup> of warm space and offers a comfortable and spacious home. The apartment is oriented north-south-east and consists of: A living room with a kitchen and dining area 2 bedrooms 1 study room A bathroom with a toilet 2 balconies In addition to the living space, the apartment also has numerous additional amenities. The 20 m<sup>2</sup> garage is equipped with water, electricity, and an electric car charging station. The apartment also includes a 120 m<sup>2</sup> summer terrace, which is also equipped with water and electricity, as well as an additional outdoor parking space. When it comes to construction quality, this property stands out. The garage insulation is made of 14 cm of Styrofoam, while the residential area has 14 cm of cellulose insulation, providing good thermal protection. The structure of the house comes with an impressive 200-year warranty, and it is earthquake-resistant and durable up to 9.5 on the Richter scale. The deep foundation is established with piles embedded 15 meters deep into the ground. Video surveillance provides an additional layer of security and peace of mind for the owners. Heat pumps with underfloor heating ensure a comfortable temperature throughout the year, and automatic air recovery ensures fresh and healthy indoor air. The windows are self-darkening and do not let in excessive heat from the sun, while the A+ energy certificate confirms the building's energy efficiency. Moreover, solar panels installed on the roof enable the production of self-generated electricity, reducing or eliminating electricity bills. The price of the apartment includes a custom-made kitchen equipped with Miele and Bosch appliances. Discounts can be obtained by purchasing before July 20, 2023. The apartment can also be rented with the option of first refusal or exchanged for attractive land, providing flexibility for potential buyers. For additional information or to schedule a viewing, please call +385958558408. Leon Lužija Andrijašević. ID CODE: ZG69449

## Additional contact info

Reference Number: 674802  
Agency ref id: ZG69449