

## NOVOGRADNJA! Prigorje Brdovečko- četverosoban stan E1, Brdovec, Flat



### 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  
Phone: 0038513356582  
About us: Naš cilj i glavni zadatak je da u realnom razdoblju na osnovu tržišne procjene i dogovorene cijene nekretnine sa Nalogodavcem ostvarimo željeni učinak odnosno potignemo konačni cilj a to je PRODAJA. Naš tim sastoji se od licenciranih posrednika i onih koji će to u skorom roku postati. Tim mladih stručnjaka svakodnevno nadograđuje svoje znanje te prati razvoj tržišta kako bi bili u mogućnosti što stručnije selektirati potencijalne kupce, te im na osnovu selekcije ponuditi odgovarajuću nekretninu. Stručnom selekcijom i dobrim odabirom štedimo Vaše vrijeme, vrijeme Kupca i postižemo prodaju u realnom roku.

Reg No.: 53/2021

### Listing details

#### Common

Title: NOVOGRADNJA! Prigorje Brdovečko- četverosoban stan E1  
Property for: Sale

Property area:	88 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	194,986.00 €
Updated:	Nov 26, 2024

## Condition

Newbuild:	yes
Built:	2024

## Location

Country:	Croatia
State/Region/Province:	Zagrebačka županija
City:	Brdovec
City area:	Prigorje Brdovečko
ZIP code:	10291

## Permits

Building permit:	yes
Ownership certificate:	yes

## Additional information

Elevator:	yes
Energy efficiency:	A



## Heating

Central heating:	yes
------------------	-----

## Parking

Number of parking spaces:	1
---------------------------	---

## Description

Description:	For sale is an apartment labeled E1 in a residential and commercial building in a new building, E.D.I.N.G. in Prigorje Brdovečki. (Storey of the building - basement, ground floor + 2 floors) A four-room apartment with a calculation area of 88.63 m <sup>2</sup> is located on the first floor of the commercial and residential building G. The living area of 74.25 m <sup>2</sup> consists of a hallway, three bedrooms, two
--------------	---

bathrooms, a wardrobe and a living room connected to the dining room and kitchen, and an additional 8.36 m<sup>2</sup> loggia. The apartment also has a storage area of 11.21 m<sup>2</sup> located in the basement of the building. The apartment also has one outdoor parking space of 12.50 m<sup>2</sup>. (shared with apartment) The building has an elevator. In the basement, there is also a shared storage room for bicycles. The buildings are made of thermoblock bricks with reinforced concrete horizontal and vertical cerclages. They are thermally insulated with 15 cm thick mineral wool. The buildings are almost zero-energy, i.e. nZEB (nearly zero-energy building). The external joinery is made of PVC profile, glazed with triple iso-glass, with low-e coating. Heating of the apartments is provided by individual air-water heat pumps through underfloor heating, and cooling is provided by separate air conditioners. Two internal air conditioning units (external ones are located on the roof). Energy class A Floor coverings - oak parquet and ceramics Settlement E.D.I.N.G. in Prigorje Brdovečki, it is located in a place where relaxed life outside the city and proximity to the hustle and bustle of the city meet, positioned in the greenery and yet in the immediate vicinity of the urban settlement. The Savski Marof railway station is ten minutes' walk from the village, from which it only takes half an hour to drive to Zagreb Central Station. Zaprešić is a 10-minute drive by car. Two kindergartens, an elementary school, a health center, a pharmacy, a post office, a store, and all the facilities necessary for life are located in the immediate vicinity. The seller is a legal entity and the buyer does not pay real estate sales tax. The expected start of construction is 07/2023, the planned completion of the property is 09/2024. We accept reservations, and upon obtaining a building permit, preliminary agreements on the purchase and sale of real estate are concluded. The buyer pays an agency commission of 1% + VAT ID CODE: 941

## Additional contact info

Reference Number: 691540  
Agency ref id: 941  
Contact phone: +385 91 3362 981