

## NOVOGRADNJA! Prigorje Brdovečko- trosoban stan N2-B5, 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  
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Reg No.: 53/2021

### Listing details

#### Common

Title: NOVOGRADNJA! Prigorje Brdovečko- trosoban stan N2-B5  
Property for: Sale

Property area: 75 m<sup>2</sup>  
Floor: 2  
Number of Floors: 2  
Bedrooms: 3  
Bathrooms: 2  
Balcony area: 12 m<sup>2</sup>  
Price: 165,440.00 €  
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

Ownership certificate: yes

## Additional information

Elevator: yes  
Freight elevator: yes  
Energy efficiency: A



## Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description: For sale is an apartment marked N2-B2 in a residential building in a new building, village E.D.I.N.G. in Prigorje Brdovečki. (Building storeys - ground floor + 2 floors) A three-room apartment with a surface area of 75.20 m<sup>2</sup> located on the second floor of residential building N2. The living area of 62.77 m<sup>2</sup> consists of an entrance area with a hallway, two bedrooms, two bathrooms, a living room

connected to the dining room and kitchen, a den and a storage area of 1.87 m<sup>2</sup>. The apartment has a loggia with an area of 12.00 m<sup>2</sup>. The apartment also has one outdoor parking space of 12.50 m<sup>2</sup>. (shared with apartment) The building has an elevator. 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. 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 real estate 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: 891

## Additional contact info

Reference Number: 691548  
Agency ref id: 891  
Contact phone: +385 91 3362 981