

## Novogradnja, Sesvete, četverosoban stan na drugom katu - 82m2, Sesvete, Appartment



### Informação do Vendedor

Nome: Dom Ekspert  
Nome: Dom  
Apelido: Ekspert  
Nome da empresa: Dom Ekspert d.o.o.  
Service Type: Selling and renting  
Website: <https://www.domekspert.hr>  
País: Croatia  
Region: Grad Zagreb  
City: Zagreb  
Código Postal: 10000  
Endereço: Frana Kesterčaneka 2b  
Phone: 0038512013007  
Sobre nós: Our story began back in 2007. We started as a local agency in the eastern part of Zagreb, but over the years we've built a vast network of top experts and expanded our activities on the area of the whole City of Zagreb and its surroundings. Today our team includes lawyers, architects, surveyors, construction engineers, and financial advisors in the domain of real estate brokerage.

Services of Dom Ekspert include the purchase and sale of apartments, houses, terrains, and business premises. Our main goal is to protect clients' interests, conduct business honestly, and employ good business practices. Through our work, we strive daily to justify our clients' trust and maintain an image of experts in the real estate business.

Reg No.: 123/2009

## Detalhes do Anúncio

## Comum

Titulo:	Novogradnja, Sesvete, četverosoban stan na drugom katu - 82m2
Tipo de Negócio:	Venda
Área M2:	81 m <sup>2</sup>
Andar:	2
Número de Pisos:	2
Quartos:	4
Casas de Banho:	1
Preço:	204,650.00 €
Anúnciado:	11.11.2024

## Condição

Data Construção:	2024
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## Localização

País:	Croatia
Estado / Região / Província:	Grad Zagreb
Cidade:	Sesvete
Área da cidade:	
Poštanski broj:	10000

## Permitem

Llicença de construção:	naí
Certificado de propriedade:	naí



## Informação Adicional

Eficiência energética:	Na preparação
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## Estacionamento

Número de vagas no estacionamento:	2
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## Descrição

Informação Adicional:	Prodaje se komforan, četverosoban stan na drugom katu manje stambene zgrade sa šest stanova u blizini Sesvetama, naselje Popovec. POVRŠINA STANA: - 70.65 m <sup>2</sup> - unutarinja, podna površina - ukupna prodajna površina stana iznosi 81.86 m <sup>2</sup> s pripadcima (dva parkirna mjesta i spremište) obračunato prema pripadajućim koeficijentima STAN SE SASTOJI OD: - ulaznog hodnika (5.19 m <sup>2</sup> ) - dnevnog
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boravka s kuhinjom i blagovaonicom (25.67 m<sup>2</sup>) - kupaonice (4.18 m<sup>2</sup>) - toaleta (2.61 m<sup>2</sup>) - predsoblja (4.04 m<sup>2</sup>) - tri spavaće sobe (9.17 m<sup>2</sup>, 9.72 m<sup>2</sup> i 10.07 m<sup>2</sup>) - loggia (10.07 m<sup>2</sup>) Orijentiran je na istok, sjever i zapad. Pripadaju mu dva vanjska nenatkrivena parkirna mjesta površine 12.50 m<sup>2</sup> i spremište površine 4.04 m<sup>2</sup>. Završetak radova je predviđen krajem proljeća 2025. godine. OPREMA: - PVC stolarija s sa troslojnim IZO staklom te roletama na struju i rolo komarnicima - Stiropor fasada debljine 15 cm, sa završnom silikonskom vodo-odbojnom i paro-propusnom žbukom. - keramičke pločice 1. klase - kupaonica opremljena sanitarnim uređajima - grijanje dizalicom topline Viessmann - hlađenje putem dva inverterska klima uređaja Viessmann Lokacija: Popovec je obiteljsko naselje udaljeno od centra Sesveta 4 kilometra, kroz koje prometuje ZET-ova linija autobusa koja vozi na željeznički kolodvor u Sesvetama i Dubec. Autobusan stanica je udaljena 200 metara od zgrade. Izlaz na autocestu je udaljen 800 metara, a prva trgovina nalazi se na udaljenosti od 100 metara. KONTAKT: Snježana Čabraja Tel: 01 2013 007 Mob. + 385 099 3601 634 E-mail:

snjezana.cabraja@domekspert.hr Spacious Four-Bedroom Apartment for Sale on the Second Floor in Popovec, Near Sesvete APARTMENT AREA: - Interior Living Space: 70.65 m<sup>2</sup> - Total Saleable Area: 81.86 m<sup>2</sup> (includes two parking spaces and storage, calculated per applicable coefficients) - Total Usable Net Area: 108.06 m<sup>2</sup> APARTMENT LAYOUT: - Entry hallway (5.19 m<sup>2</sup>) - Open-plan living room with kitchen and dining area (25.67 m<sup>2</sup>) - Bathroom (4.18 m<sup>2</sup>) - Separate toilet (2.61 m<sup>2</sup>) - Corridor (4.04 m<sup>2</sup>) - Three bedrooms (9.17 m<sup>2</sup>, 9.72 m<sup>2</sup>, and 10.07 m<sup>2</sup>) - Loggia (10.07 m<sup>2</sup>) Additional Property Details: This apartment is oriented to the east, north, and west, providing excellent natural light. It comes with two outdoor parking spaces (12.50 m<sup>2</sup>) and a storage unit (4.04 m<sup>2</sup>). The building's construction is expected to be completed by late spring 2025.

HIGH-QUALITY EQUIPMENT AND FINISHES: - PVC Windows with triple-layered IZO glass, electric shutters, and roll-up insect screens - 15 cm Styrofoam Facade with a silicone-based, water-resistant, and vapor-permeable finish - Premium ceramic tiles - Fully equipped bathroom with sanitary fittings - Viessmann Heat Pump Heating System - Two Viessmann Inverter Air Conditioning Units for cooling LOCATION ADVANTAGES: Located in Popovec, a family-friendly neighborhood just 4 km from the center of Sesvete. Public transportation is easily accessible with a ZET bus line providing connections to the Sesvete railway station and Dubec. The nearest bus stop is only 200 meters away, highway access is 800 meters from the property, and the closest grocery store is just 100 meters away. CONTACT: Snježana Čabraja Tel: +385 1 2013 007 Mob: +385 99 3601 634 Email: snjezana.cabraja@domekspert.hr ID KOD AGENCIJE: 2545

## Informações adicionais para contato

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