



## KARLOVAC, MRZLO POLJE MREŽNIČKO - apartment 67m2 in a new building in a fantastic location



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 271,467.27

### Location

Country:	Croatia
State/Region/Province:	Karlovacka Zupanija
City:	Duga Resa
Posted:	Jan 23, 2024

### Description:

Location: Karlovačka županija, Duga Resa, Gornje Mrzlo Polje Mrežničko.

## KARLOVAC, MRZLO POLJE MREŽNIČKO - apartment 67m2 in a new building in a fantastic location

Construction and sale of two luxury urban villas with a total of 9 residential units will soon begin. The building will be located in Duga Resa, in the settlement Gornje Mrzlo Polje Mrežničko. The building has ground floor + 2 floors. The villa is located in an exceptional location next to the Kozjača forest, also known as the "lungs of the city of Karlovac", which provides an exclusive combination of natural surroundings, top-quality facilities and lifestyle, making it a real paradise for a comfortable and high-quality life. Apartment 1, on the ground floor, has an area of 67m2. The apartment consists of a hallway, two bedrooms, a bathroom, and a living room connected to the dining room and kitchen, which has access to the terrace and garden. Each residential unit in the building is planned to be heated using a separate heat pump. The heat pump consists of an external and an internal unit. Heating inside the space will be done using floor heating, and the thickness of the facade will be 14 cm. The cooling of the building is planned to be carried out with a separate cooling system (split/multi split system). The positions of the fan convectors for cooling will be determined depending on the interior and the needs of the users of the space. Possible purchase of the garage for €25,000. The terrain of the plot is steep in the northeast to southwest direction, and retaining and fence walls are planned. There is an access road in the southwest of the plot. This high-quality property in Gornji Mrzlo Polje Mrežnicki offers not only a home, but a dream lifestyle. Construction will begin in 2024, around Easter, while the move-in plan is in the summer of



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2025. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

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Built: 2025

## Common

Bedrooms: 2

Bathrooms: 1

Finished sq. ft.: 83 sq m

Lot Size: 67.5 sq m

## Room details

Total rooms: 3

## Building details

Number of Floors: 3

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/IOUL-T13363/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T13363/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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