

# CHRISTIE'S

INTERNATIONAL REAL ESTATE

CROATIA



## A magnificent 3 hectares super luxury estate near Zagreb

Zagreb, Zagreb, Croatia

**Price upon request**

Bedrooms: 16

Bathrooms: 12

Half baths: 4

Plot: 27.741 m<sup>2</sup>

Airport: 40 Km

Year built: 2014

Buyer's commission: 2%  
+VAT

Listing id: 202111082

### AMENITIES

Garage

Pasture

Hardwood flooring

Sauna(s)

Intercom system

Controlled access

Library

Private elevator

Courtyard

Staff quarters

Outdoor kitchen

Gated

Terrace / Outdoor space

Doorman

Fireplace(s)

Fitness center

Pool

Multi-level

Garden

Vine cellar

Home office

Guest house

Security system

City lights view

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C R O A T I A

Mountain view  
Grill/Barbecue

Scenic view  
Parking

Furnished

Built

## PROPERTY DESCRIPTION

Seemingly a world away from the hustle of city life, yet only a half an hour from the city center of Zagreb, this property is undoubtedly the most significant estate in the continental part of Croatia, and quite possibly in the whole country. A truly exceptional estate in perfect condition, it is set on three completely enclosed hectares and boasts breathtaking views of the city of Zagreb and its surroundings.

Over the years the current owners have carefully preserved, extended and transformed this timeless property into a grand and tranquil estate.

The estate's picturesque grounds encompass around 30.000 sqm of private land, formal gardens, vineyard, orchard, farm, main residence with 1.290 sqm of indoor space and 500 sqm of beautiful terraces, and several outbuildings, including a wooden guest house, a 140 sqm cellar house with a 80 sqm terrace, employee house, depository and porter's lodge.

Hidden from sight, the imposing gated entrance opens to a long driveway lined by an alley of trees and street lamps.

The main residence has well-appointed and spacious en-suite bedrooms. The rooms are finished in a neutral palette that makes for a warm, inviting atmosphere. Fine finishes, custom craftsmanship, sumptuous materials, upgrades and antique designer furniture incorporated throughout the floor plan create a unique and refined living space.

The formal dining room connects to the vast living room and fully equipped bar.

The main house also offers a wide range of spa amenities, such as an indoor swimming pool, massage room, sauna and a fully equipped gym.

Both indoor and outdoor spaces include a fireplace, grill and dining area.

In addition to a four car garage, there is one custom old-timer space behind a glass wall.

The golf driving range is found below the main residence.

The vineyard produces almost 3.000 bottles of Pinot Gris and Silvaner wine per year, while the approximately 250 sqm wine cellar offers an ideal space for storing wines, as well as for entertaining.

The farm's vegetable garden, orchard, poultry and bees allow for honey, jam, eggs, fruits and vegetables.

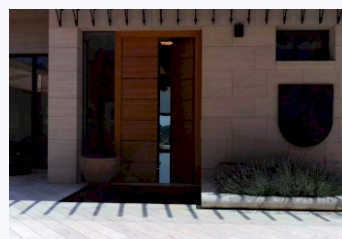
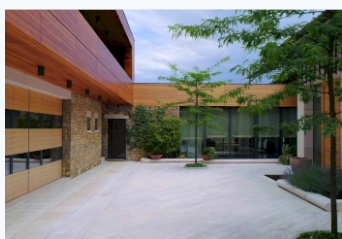
This one of a kind estate exudes a rare combination of grandness, warmth, intimacy, and comfort. It is situated only 30 minutes from the Zagreb airport and is only a one hour drive from Italy and Austria.

Brochure with detailed description upon request.

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