
BREZA
INVESTOR AND DEVELOPER
RadQvist
HOLDING
SVETA NEDELJA · ESTATE AND HOUSE CATALOGUE
Your garden.
Your peace.
Your home.
69 houses with gardens and terraces, ten minutes from Zagreb.

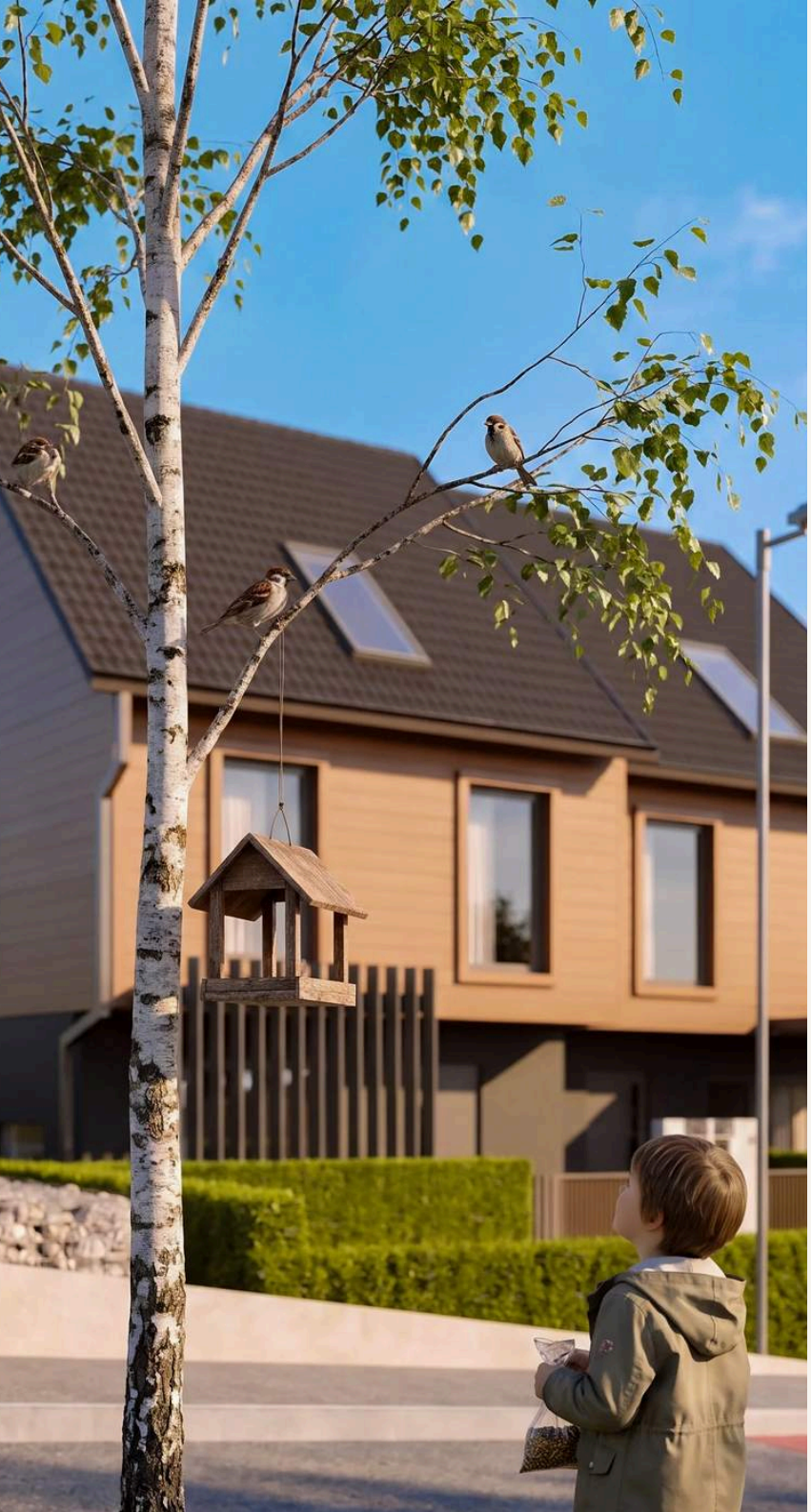
A new chapter grows here.

Naselje Breza is 69 family houses with gardens and terraces in Sveta Nedelja, with the school, nursery and health centre within walking distance and Zagreb a ten-minute drive away.

Six house types, from 111 to 206 m² of sales area, with four to six rooms. Every house has a garden, its own entrance from the street and two parking spaces. The streets are quiet, with traffic calming, and there is a public park in the middle of the estate.

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WHY BREZA

Breza is more than a name.

Breza means birch. The birch is the first tree to grow on new ground: fast, upright and without noise. The name of the estate carries three meanings that match the project.

Light.
Measure.
Home.

WHY BREZA

Three meanings of one name.

1

The Swedish connection

The silver birch has been the national tree of Sweden since 1985. The birch is a symbol of the Scandinavian landscape and of Scandinavian design: pale wood, clean lines and plenty of light.

From the Scandinavian house we took a sense of measure: bright rooms, order and nothing superfluous.

2

A new beginning

The birch is a pioneer tree. It is the first to settle open ground and prepares the soil for everything that grows after it. So is a new estate, and so are the families who begin a new chapter in it.

In Slavic tradition the birch is a symbol of spring, purity and the protection of the home.

3

Light and measure

White bark, an airy crown and light passing through the tree. The same principle guides the houses: bright, airy rooms, large areas of glass and nothing cluttered.

The Swedish word lagom means just the right amount. That is the measure of the whole estate: a home on a human scale.



THE ESTATE

An estate built for a quiet life.

69 houses in six types, tree-lined streets, a public park and a garden with every house.

THE ESTATE IN NUMBERS

Quiet streets, a garden with every house.

Naselje Breza has 69 family houses on 33 building plots, streets with pavements and traffic calming that keeps speeds at 20 to 30 km/h, a public park in the middle and street lighting. Every house stands on its own plot, with a garden that cannot be seen from the street.

69
houses with gardens and terraces

6
house types

111 to 206
m^2 of sales area

4 to 6
rooms

33
building plots

2
parking spaces with every house

9 m
wide streets with pavements

1
public park at the heart of the estate



33 plots, 69 houses and a park in the middle.

Type S 6 · Type RL 6 · Type M 30 · Type L 22 · Type XL 4 · Villa 1



Northern row

Type M semi-detached houses along the northern street (GČ-1 to GČ-10).

North-eastern row

Type S terraced houses with garages and type L, M and XL semi-detached houses (GČ-12 to GČ-18).

Eastern block

Type L semi-detached houses (GČ-19 to GČ-24).

Park block

Type M semi-detached houses in rows of four (GČ-25 to GČ-28).

Central block

Type L semi-detached houses and the Villa (GČ-29 to GČ-32).

RL rows

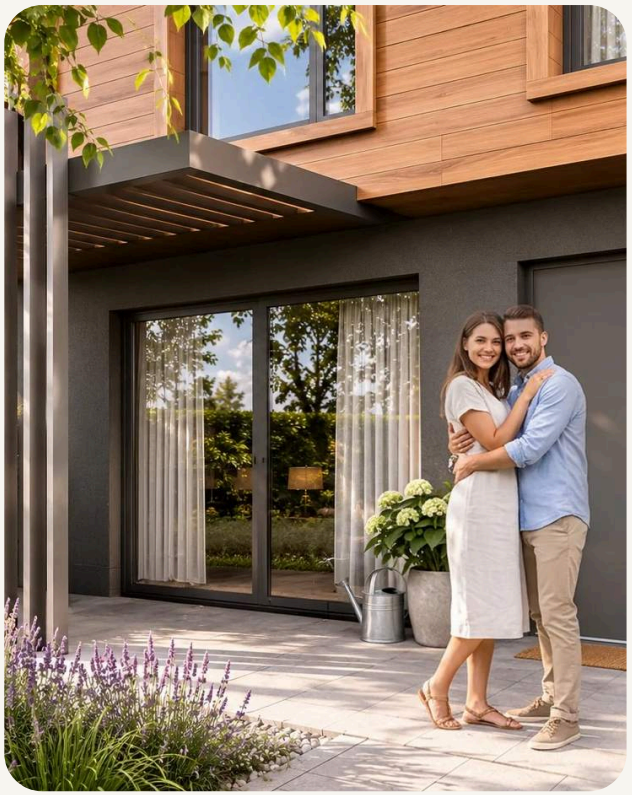
Terraced houses with a front terrace (GČ-33/34 and GČ-35/36).

North is at the top. House and garden positions follow the concept design; minor changes are possible in the main design. GČ-11 is not part of the scheme.



Tree-lined streets.

The streets are nine metres wide, with pavements on both sides, a row of trees and traffic calming. Parking is on the house plots, so the streets stay clear.



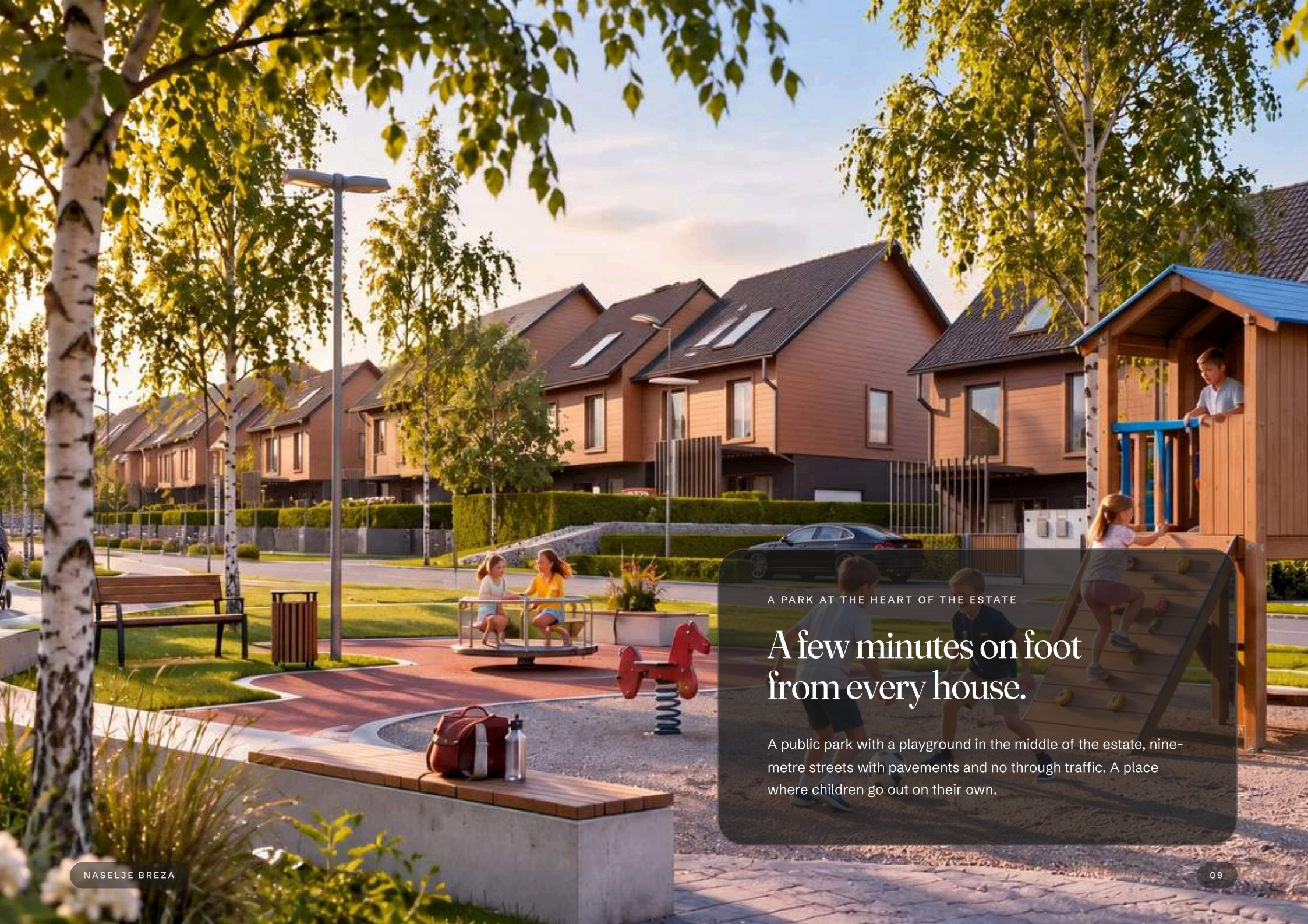
Your own entrance from the street.

A covered approach, planting along the path and a front door that is yours alone, with no shared stairs or corridors.



A garden with every house.

The garden is on the side away from the street, and the terrace by the living room opens onto it. Garden size depends on the plot, from 23 to 314 m².



A PARK AT THE HEART OF THE ESTATE

A few minutes on foot from every house.

A public park with a playground in the middle of the estate, nine-metre streets with pavements and no through traffic. A place where children go out on their own.

Everything important is close by.

- School, nursery and health centre on foot
- A3 motorway in 4 minutes
- Zagreb and Samobor in 10 minutes

In the middle: the estate and what is within walking distance

Around it: minutes by car, rings at 10, 20 and 30 min

Bus: lines 151, 153, 155 and 162 to Zagreb and Samobor

Distances and times from Google Maps (2 November 2026), driving without traffic, from the estate in Trešnjevačka Street. Directions are approximate; the graphic is not to scale.





ON FOOT FROM HOME

9 min	Bus stop (line 162)	650 m
15 min	Sveta Nedelja Primary School	1.1 km
15 min	Sveta Nedelja health centre	1.1 km
15 min	Pharmacy	1.1 km
15 min	Sveta Nedelja town centre (square, post office, church, library)	1.0 km
15 min	Nursery (Svetonedeljska cesta)	1.3 km

PUBLIC TRANSPORT

Bus: lines 151, 153, 155 and 162 to Zagreb (Črnomerec, Ljubljanica, main bus station) and Samobor. Free town lines 101 to 103 run to Podsused.

BY CAR

4 min	A3 motorway, Sveta Nedelja junction	2.1 km
5 min	Sveta Nedelja sports centre	2.3 km
5 min	Shops (Lidl Novaki)	3.6 km
10 min	Rakitje lakes	5.0 km
10 min	Samobor, town centre	6.4 km
10 min	Zagreb, Jankomir (western entrance, shopping centres)	8.6 km
10 min	Pevex, Samobor	7.7 km
10 min	Family Mall, Jankomir	9.7 km
10 min	City Center one West, Jankomir	10.4 km
10 min	Z centar, Jankomir	11.0 km
15 min	Westgate	19.4 km
20 min	Franjo Tuđman Airport	32.4 km
30 min	Zagreb city centre, Trg bana Jelačića	25.7 km

Distances and times from Google Maps (November 2026), driving without traffic; minutes rounded.

HOUSES

Six house types.

From S to the Villa: for two, for four or for a large family. Living space on the ground floor open to the garden, bedrooms upstairs, and in most types an attic with roof windows.



Type S

6 houses

Terraced house with a garage

111 to 132 m² · 4 rooms



Type RL

6 houses

Terraced house with a front terrace

130 to 161 m² · 4 rooms



Type M

30 houses

Semi-detached house with an attic

153 to 170 m² · 4 to 5 rooms



Type L

22 houses

Larger semi-detached house with an attic

166 to 184 m² · 4 to 5 rooms



Type XL

4 houses

The largest semi-detached house

188 to 197 m² · 5 to 6 rooms



Villa

1 house

Detached house on its own plot

206 m² · 5 to 6 rooms



HOUSES · TYPE S

Terraced house with a garage.

111 to 132 m² · 4 rooms · ground floor and first floor

TYPE S

How the house is laid out.

Three terraced houses, each with its own garage and entrance from the street. The ground floor has the living room, kitchen and dining area; the first floor has three rooms and a bathroom with a bath. Flat roof. The smallest type in the estate, for a couple or a young family.

Sales area	**111 to 132 m²**
Rooms	**4 rooms**
Floors	**ground floor and first floor**
Roof	**flat roof**
Parking	**garage and one outdoor parking space**
Outdoor spaces	**paved area in front of the entrance, loggia on the first floor, garden**
Garden	**24 to 115 m²**
In the estate	**6 houses**

The 3D plans of the S house are on page 15, and the whole row of three houses on page 16. Room areas differ from house to house; the schedule of areas for each house is on the interactive estate map.





TYPE S IN 3D

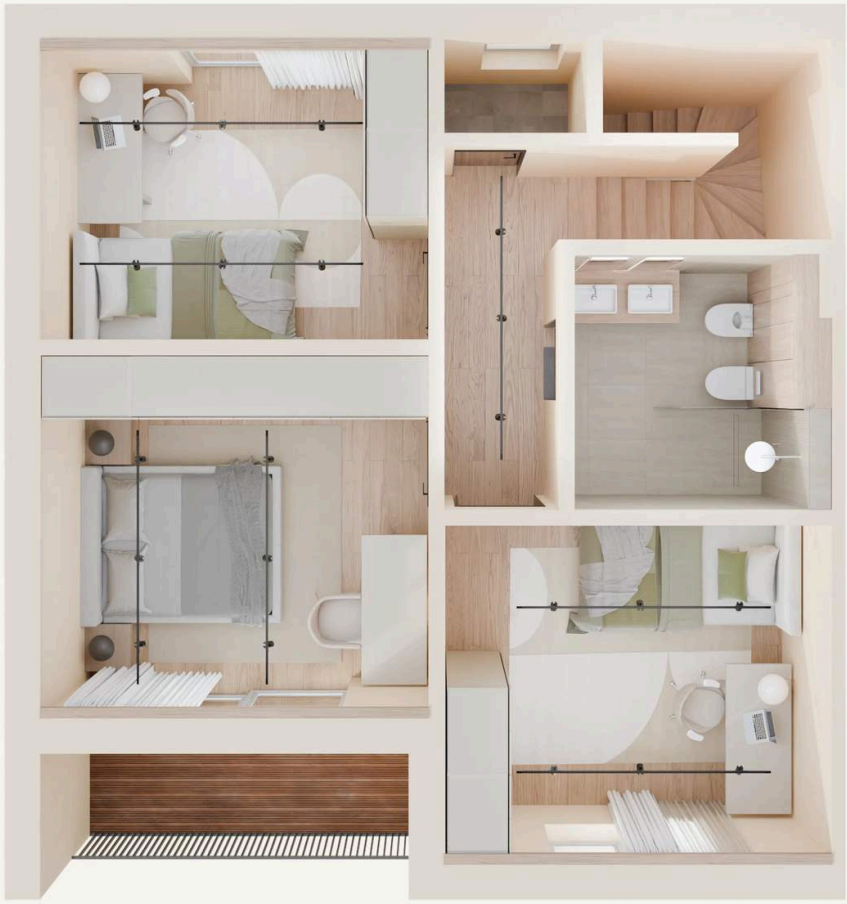
Every room in its place.

On the ground floor the living room, dining area and kitchen open onto the terrace and garden, next to the entrance, WC, stairs and garage. Upstairs are three bedrooms, a bathroom and a storeroom.

One house is shown. Furniture and fittings are shown as examples.



GROUND FLOOR



FIRST FLOOR

TYPE S IN 3D

Three houses, one row.

The ground floor and first floor of the whole row. Every house has its own garage, an entrance from the street and a terrace facing the garden.

The houses in the row are not all oriented the same way, so the garage is on the left in some and on the right in others. Furniture and fittings are shown as examples.



GROUND FLOOR OF THE WHOLE ROW



FIRST FLOOR OF THE WHOLE ROW



HOUSES · TYPE RL

Terraced house with a front terrace.

130 to 161 m² · 4 rooms · ground floor and first floor

How the house is laid out.

Three terraced houses with a ground floor and first floor, a flat roof and a front terrace. The ground floor has the kitchen, dining area and living room; the first floor has two rooms, a study, an allrum and a bathroom. The terraced houses are stepped so that each has its own terrace.

Sales area	**130 to 161 m²**
Rooms	**4 rooms**
Floors	**ground floor and first floor**
Roof	**flat roof**
Parking	**two parking spaces on the plot**
Outdoor spaces	**front terrace, first-floor terrace, garden**
Garden	**43 to 314 m²**
In the estate	**6 houses**

The 3D plans of the RL house are on page 19. Room areas differ from house to house; the schedule of areas for each house is on the interactive estate map.





TYPE RL IN 3D

Days downstairs, calm upstairs.

On the ground floor the kitchen with an island, dining area and living room open onto the terrace and garden, next to the entrance, bathroom, storeroom and stairs. Upstairs are the main bedroom, a bedroom, a study, an allrum and a bathroom.

Two neighbouring houses in the row are shown. Furniture and fittings are shown as examples.



GROUND FLOOR



FIRST FLOOR



HOUSES · TYPE M

Semi-detached house with an attic.

153 to 170 m² · 4 to 5 rooms · ground floor, first floor and attic

TYPE M

How the house is laid out.

A semi-detached house on three floors. On the ground floor, the kitchen, dining area and living room open onto the terrace and garden. On the first floor, a parents' room with a walk-in wardrobe, a children's room, an allrum and a bathroom with a bath and shower. The attic, with two roof windows, is an open-plan space in the standard specification; as an optional extra it can be fitted out as two rooms, or two rooms and a bathroom. The most common type in the estate.

Sales area	**153 to 170 m²**
Rooms	**4 to 5 rooms**
Floors	**ground floor, first floor and attic**
Roof	**45° pitched roof, two VELUX roof windows per house**
Parking	**two parking spaces on the plot**
Outdoor spaces	**front terrace, first-floor terrace, garden**
Garden	**23 to 186 m²**
In the estate	**30 houses**

The 3D plans of the M house are on page 22, and the three attic layouts on page 29. Room areas differ from house to house; the schedule of areas for each house is on the interactive estate map.





TYPE M IN 3D

Room for the whole family.

On the ground floor the kitchen, dining area and living room open onto the terrace and garden, next to the entrance, bathroom and stairs. Upstairs are the main bedroom with a walk-in wardrobe, a child's room, an allrum and a bathroom, with a terrace facing the garden.

The semi-detached Type M house is shown. Furniture and fittings are shown as examples.



GROUND FLOOR



FIRST FLOOR



HOUSES · TYPE L

Larger semi-detached house with an attic.

166 to 184 m² · 4 to 5 rooms · ground floor, first floor and attic

TYPE L

How the house is laid out.

A semi-detached house on three floors, more spacious than Type M: a wider living area on the ground floor and larger rooms on the first floor. On the first floor, a parents' room with a walk-in wardrobe, a children's room, an allrum and a bathroom with a bath and shower. The attic, with two roof windows, is an open-plan space in the standard specification; as an optional extra it can be fitted out as two rooms, or two rooms and a bathroom.

Sales area	**166 to 184 m²**
Rooms	**4 to 5 rooms**
Floors	**ground floor, first floor and attic**
Roof	**45° pitched roof, two VELUX roof windows per house**
Parking	**two parking spaces on the plot**
Outdoor spaces	**front terrace, first-floor terrace, garden**
Garden	**25 to 194 m²**
In the estate	**22 houses**

The 3D plans of the L house are on page 25, and the three attic layouts on page 29. Room areas differ from house to house; the schedule of areas for each house is on the interactive estate map.





TYPE L IN 3D

More space for everyone.

More spacious than the M house: a wider living area on the ground floor opening onto the terrace and garden, and upstairs larger rooms, the main bedroom with a walk-in wardrobe, a child's room, an allrum and a bathroom.

3D plans of a semi-detached house, using Type M as the example; the layout and areas of the L house are on the interactive estate map. Furniture and fittings are shown as examples.



GROUND FLOOR



FIRST FLOOR



HOUSES · TYPE XL

The largest semi-detached house.

188 to 197 m² · 5 to 6 rooms · ground floor, first floor and attic

How the house is laid out.

The largest semi-detached house in the estate, on three floors. On the ground floor, a large living area with kitchen and dining area. On the first floor, a parents' room with a dressing room, a children's room, a study, an allrum and a bathroom. The attic, with two roof windows, is an open-plan space in the standard specification; as an optional extra it can be fitted out as two rooms, or two rooms and a bathroom.

Sales area	**188 to 197 m²**
Rooms	**5 to 6 rooms**
Floors	**ground floor, first floor and attic**
Roof	**45° pitched roof, two VELUX roof windows per house**
Parking	**two parking spaces on the plot**
Outdoor spaces	**front terrace, first-floor terrace, garden**
Garden	**89 to 162 m²**
In the estate	**4 houses**

The 3D plans of the XL house are on page 28, and the three attic layouts on page 29. Room areas differ from house to house; the schedule of areas for each house is on the interactive estate map.





The most space in a semi-detached house.

On the ground floor a large living area with the kitchen and dining area opens onto the terrace and garden. Upstairs are the main bedroom with a wardrobe, a child's room, a study, an allrum and a bathroom.

3D plans of a semi-detached house, using Type M as the example; the layout and areas of the XL house are on the interactive estate map. Furniture and fittings are shown as examples.



GROUND FLOOR



FIRST FLOOR

OPTIONAL ATTIC

An attic that grows with the family.

Type M, L and XL houses have an attic with two roof windows. In the standard specification it is an open-plan space; as an option it is fitted out as two rooms, or two rooms and a bathroom.

Also optional: VELUX CABRIO on one or both roof windows, and built-in wardrobes along the low walls under the roof slope: M 9.9 m, L 10.9 m, XL 12.3 m per house.

3D plans of a semi-detached house, using Type M as the example; the same three layouts are available in L and XL houses. Furniture is shown as an example.



STANDARD

Open-plan space

A space under the pitched roof with no partitions and two VELUX roof windows. For a work corner, a playroom or a home gym.



OPTIONAL

Two rooms

Two rooms and a landing under the pitched roof. The house gains a fifth room.



OPTIONAL

Two rooms and a bathroom

Two rooms and a third bathroom. The attic becomes a whole floor for children or guests.



HOUSES · VILLA

Detached house on its own plot.

206 m² · 5 to 6 rooms · ground floor, first floor and attic

How the house is laid out.

The only detached house in the estate, on its own plot in the central part of the estate. The ground floor has the kitchen and dining area, living room, bathroom and storeroom; the first floor has three rooms, a dressing room and a bathroom; the attic has a fourth room and space to fit out as you wish.

Sales area	**206 m²**
Rooms	**5 to 6 rooms**
Floors	**ground floor, first floor and attic**
Roof	**pitched roof**
Parking	**two parking spaces on the plot**
Outdoor spaces	**covered entrance, garden on all sides**
Garden	**255 m²**
In the estate	**1 house**

The 3D plans of the Villa are on page 32. Room areas differ from house to house; the schedule of areas for each house is on the interactive estate map.

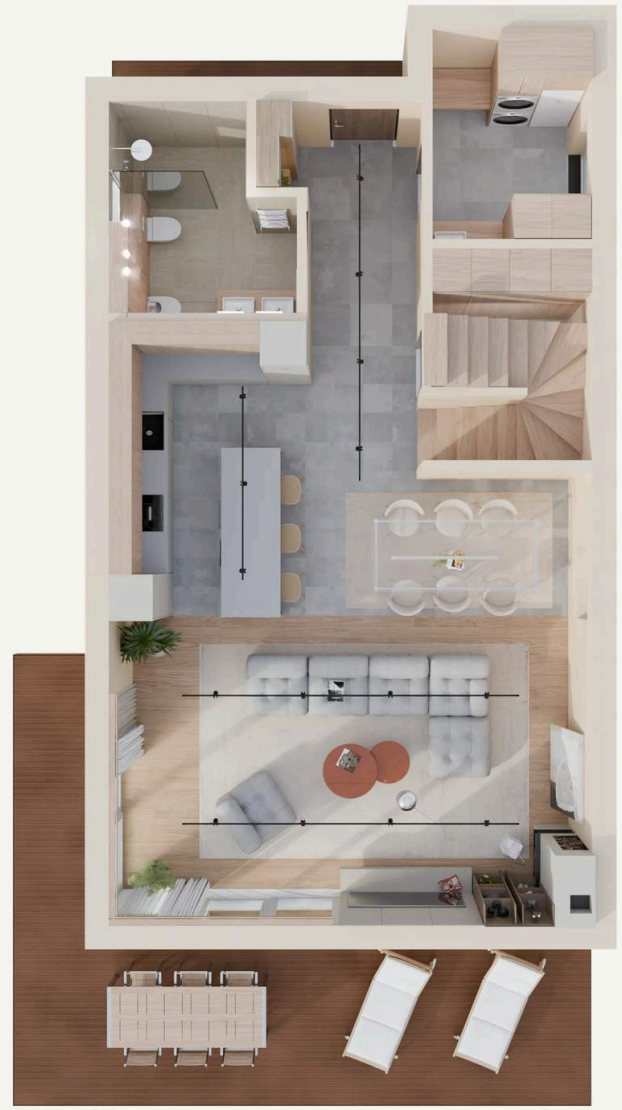




Three floors, one family.

On the ground floor are the kitchen with dining area, the living room, a bathroom and storerooms. Upstairs are three bedrooms, an allrum, a wardrobe and a bathroom, and in the attic a fourth room and a space to fit out as you wish.

Furniture and fittings are shown as examples.



GROUND FLOOR



FIRST FLOOR



ATTIC



TERRACES

A first-floor terrace.

As well as the garden on the ground floor, type M, L, RL and XL houses have a first-floor terrace, and type S a loggia. From the terrace you look out over the gardens and streets of the estate.







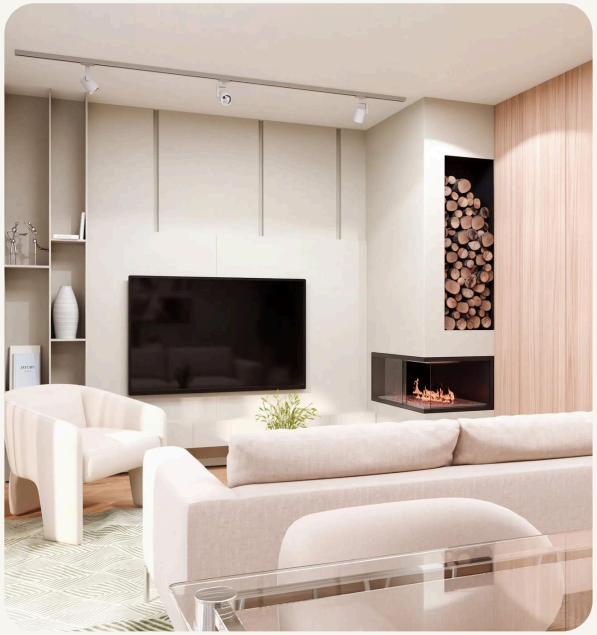
INTERIORS

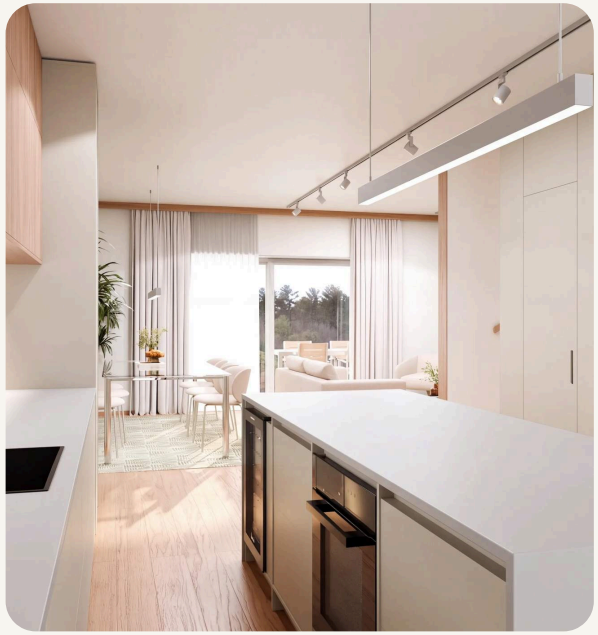
Light, wood and calm.

The living space on the ground floor opens onto the garden, the kitchen island looks onto the dining area, and an optional fireplace warms the living room. Fresh air reaches every room through heat recovery ventilation.

Furniture and fittings in the visualisations are shown as examples.





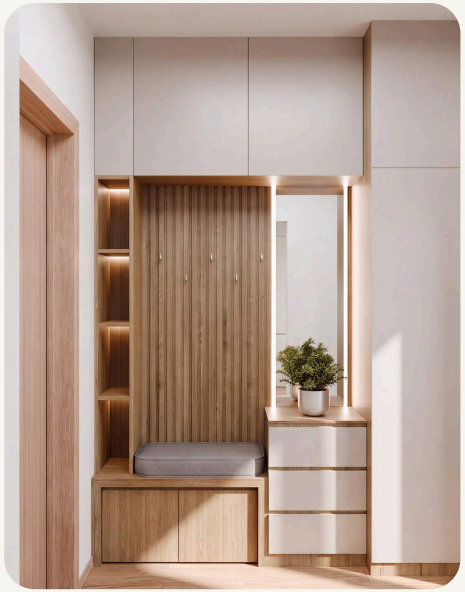


INTERIORS

Inside the house.

Upstairs are the bedrooms, a bathroom and the allrum, a shared family space. As an option the attic is fitted out as two rooms and a bathroom, with built-in wardrobes under the roof slope.

Interiors of the show house. Furniture and fittings are shown as examples.



Entrance



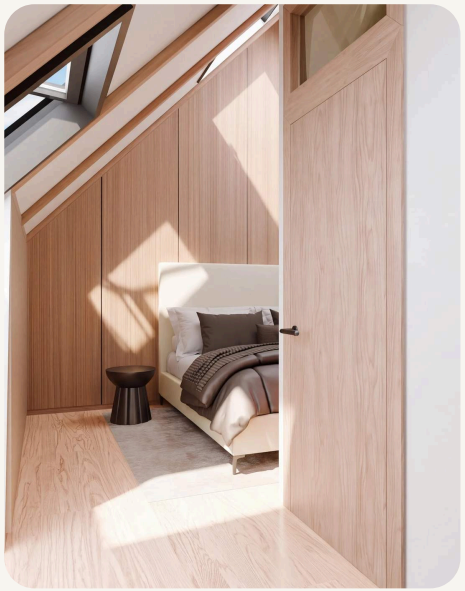
First-floor allrum



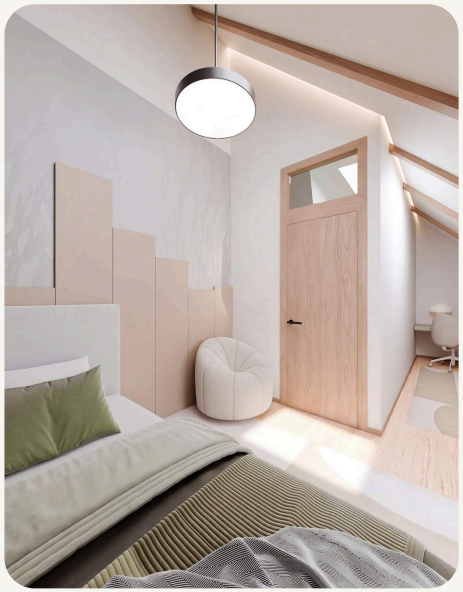
First-floor bedroom



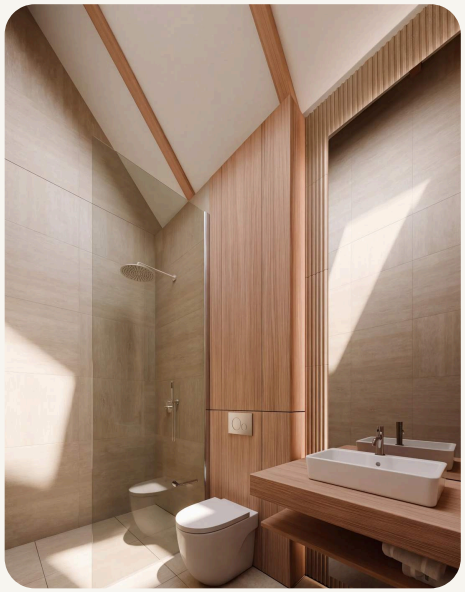
First-floor bathroom



Attic room, optional



Child's room in the attic



Attic bathroom, optional

STANDARD SPECIFICATION

Five advanced technologies.

One exceptional feeling of home. Every house is built individually: warm in winter, comfortable in summer, with fresh air in every room. Every house also has fire and flood alarms in the standard specification.



01

Swedish foundation

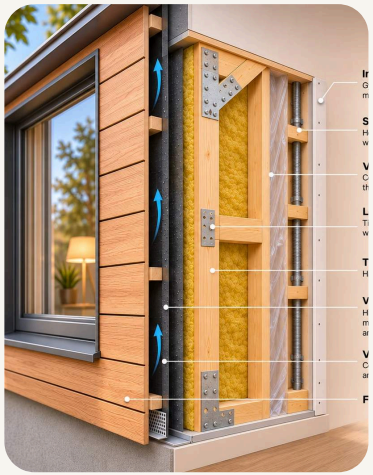
Safety, thermal protection and protection from moisture start beneath the house.



02

Monolithic lattice structure

Laminated beams and columns with steel connectors, assembled on site into a monolithic structure.



03

Smart external wall

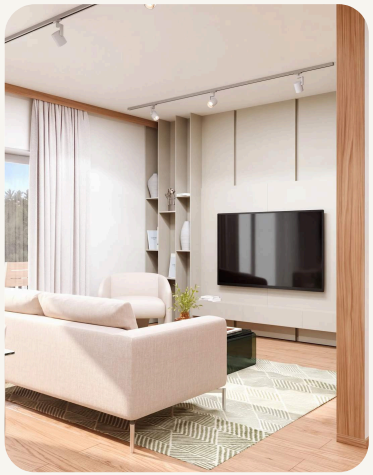
A wall that protects your home in every season from moisture, overheating and cold.



04

High thermal performance windows

Timber-aluminium windows with triple glazing and large glazed areas. Less heat loss, more daylight.



05

Heat recovery ventilation and heat pump

Fresh, filtered air with negligible heat loss, and a heat pump with no outdoor unit.

From the foundation to the air in the room.



01

Swedish foundation

Safety, thermal protection and protection from moisture start beneath the house.

So-called Swedish foundations are known for their very high thermal and waterproofing performance. They are also called a seismic cushion because of their favourable behaviour in an earthquake. These foundations do not only keep the house stable, they also contribute to its long-term comfort and safety.



02

Monolithic lattice structure

Laminated beams and columns with steel connectors, assembled on site into a monolithic structure.

The lattice load-bearing structure is made of laminated timber beams and columns with steel connectors. It is assembled on site and becomes a monolithic structure, which sets this system apart from factory-built houses.

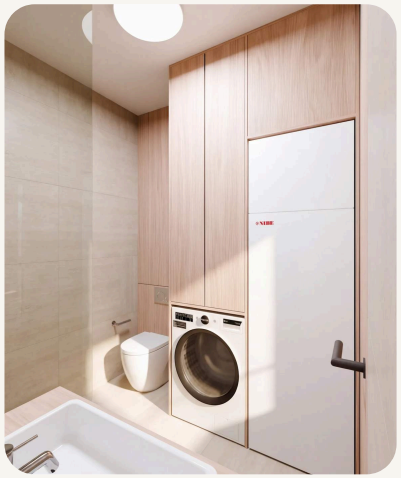


03

Smart external wall

A wall that protects your home in every season from moisture, overheating and cold.

The smart external wall is a multi-layer system with thermal insulation, moisture-management layers and a ventilated air layer behind the façade cladding. This wall gives three to four times better thermal insulation than standard solutions, which saves money and protects your health over the long term.



05

Heat recovery ventilation and heat pump

Fresh, filtered air with negligible heat loss, and a heat pump with no outdoor unit.

Our houses will be fitted with heat recovery units that control air quality, bringing in fresh air and removing stale air with negligible heat loss. They also filter the air, removing pollen, dust and similar particles. The heat pumps on our estate will have no outdoor unit, which is new to the Croatian market. This reduces noise and saves space.

OPTIONAL EXTRAS

Standard specification, options to suit you.

You choose a house the way you choose a car: the standard specification plus the options you add yourself.

IN THE STANDARD SPECIFICATION

Five advanced technologies
Swedish foundation, monolithic lattice structure, smart external wall, high thermal performance windows, and heat recovery ventilation with a heat pump.

Timber-aluminium windows with triple glazing
Timber on the inside, aluminium on the outside, very low Uw value.

Heat pump
Heating in winter and cooling in summer with low consumption, with no outdoor unit on the façade.

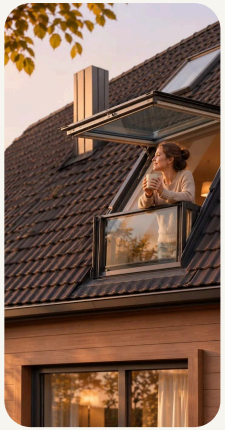
Heat recovery ventilation
Fresh, filtered air in every room, with negligible heat loss.

Fire and flood alarms
Detectors that respond not only to smoke but also to dangerous gases, and water leak detectors.

Attic as an open-plan space
The space under the pitched roof without partitions, with two VELUX roof windows.

Two parking spaces
On your own plot, next to the house entrance (Type S: a garage and one outdoor space).

Garden and terraces
A garden with every house, a front terrace and a terrace on the first floor (depending on the house type).



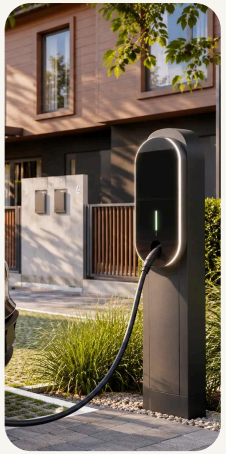
VELUX CABRIO
A roof window that opens into a small balcony, on one or both. For M, L and XL houses.



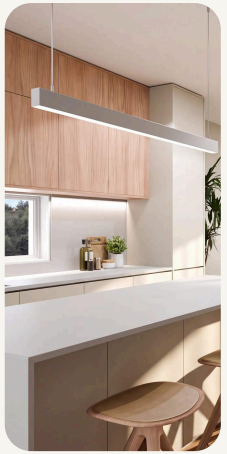
Solar panel preparation
Installation ready for panels on the roof.



Fireplace
A fireplace in the living room.



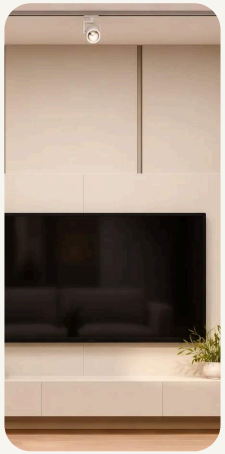
Charger preparation
Cabling to the parking space and 11 kW of supply from HEP.



Ballingslöv kitchen
A Swedish kitchen with built-in Siemens appliances.



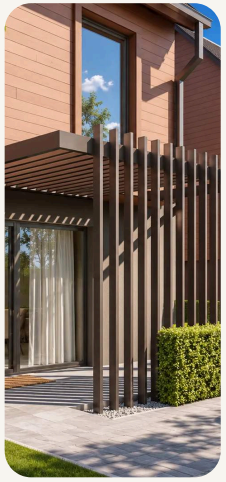
Built-in wardrobes
Made-to-measure wardrobes in the rooms, dressing room and entrance.



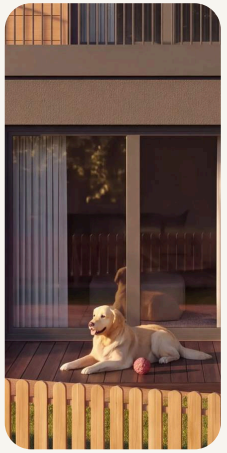
TV wall
Wall cladding for the television, with shelves and a low cabinet.



Video surveillance and burglar alarm
Cameras around the house and a burglar alarm.



Pergola
Shade over the terrace.



Decking terrace in the garden
A terrace in the garden next to the living room.

Attic in M, L and XL houses: optionally two rooms, or two rooms and a bathroom. Built-in wardrobes on the ground and first floors: 7.8 to 9.2 running metres per house, depending on the type. Options are not included in the standard specification; prices are in the price list.

LIFE IN THE ESTATE

Built for everyday life.

An entrance from the street, neighbours you know and evenings on the terrace. A park the children go to on their own, Saturday mornings in the street and a garden that is yours.

The scenes illustrate the atmosphere; park equipment, materials and furniture are shown as examples.













EVENING IN THE ESTATE

When the lights come on.

Street lighting, warm lights in the windows and a street that belongs to the people who live in it.

EARLY ACCESS TO PRICES

Choose your house.

Those who sign up for early access are the first to receive the price list and reservation terms. On the interactive estate map you can look at every house: floor plans by floor, the schedule of areas and the size of the garden.



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RadQvist HOLDING

INVESTOR AND DEVELOPER

RadQvist is building Naselje Breza.

The investor and developer of the estate is RadQvist d.o.o. of Zagreb. The estate was designed and visualised by a single project team, so it has one consistent hand. Construction is planned in phases during 2027 and 2028.

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The visualisations, floor plans and descriptions in this catalogue are for information only and do not constitute an offer. Materials, furniture and fittings are shown as examples; the houses in the visualisations are shown with optional extras. Final construction follows the main design. RadQvist d.o.o. za razvoj projekata i ulaganje, Gračanske dužice 42, 10000 Zagreb, OIB 21471844514, MBS 081686831, Trgovački sud u Zagrebu. November 2026.

BREZA

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