Продаја стан Vracar Београд Expo 2027 invest , Beograd (Zvezdara)



Informacije o prodavcu

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Telefon:	+381 (65) 463-5963
Oblast:	Grad Beograd
Opština:	Zvezdara
Mesto:	Beograd (Zvezdara)
Adresa:	Pecska 9/13 Djeram sa zakupcima invest estate EXPO

Detalji Oglasa

Referentni broj:	RF102489

Osnovni podaci

Cena:	383,500 €
Telefon:	+381 (65) 463-963
Kvadratura:	118 m^2
Oglašivač:	Vlasnik
Struktura:	Četvorosoban
Broj kupatila:	2
Spavaće sobe:	4
Objavljeno:	pre 19 sati

Detalji Objekta

Sprat:	6
Ukupna spratnost:	7

Tip objekta:	Stara gradnja
Trenutno stanje:	renovirano

Energetska Efikasnost

Energetski pasoš:	Da
Vrsta grejanja:	Centralno
Energetski razred:	B
Prozori i Vrata:	dvostruko zastakljivanje, PVC
Sistemi za Uštedu Energije:	energetski efikasni aparati

Opremljenost i Karakteristike

Pravni status :	Uknjižena
Tip stana:	Stan u zgradi
Namešten?:	Namešten
Materijal Podne Obloge:	Parket

Dodatne informacije

Kućni ljubimci?:	Da
Dostupnost parkinga/garaže:	Da
Dodatno za nekretninu:	Hitna prodaja
Karakteristike nekretnine:	Internet, Interfon, Video nadzor, Wi-Fi upravljanje, Vrt, Garderober, Parking mesto, Telefon, Garaža

Blizu Lokacije

Blizina javnog prevoza :	Da
Blizina škola/vrtića:	Da
Blizina supermarketa/tržnog centra:	Da
Blizina parkova/rekreativnih zona:	Da

Opis nekretnine

Tekst oglasa:
Selling 5.0 flat Djeram Pijaca Belgrade huge terrace glass winter house renovated furnished tenanted property

Large 4 bedroom apartment on 9/13 Pecska Street, registered on 118m2, including 11m2 terrace, duplex 6/7, lift, central heating, 6 inverter air conditioners.

Rented out at 1590e monthly till September 2027 to a company using space as an office. Tenants have notary contract and have to stay full term. Investment opportunity with minimum 4.5% ROI.
Equipment, appliances, furniture are new and high quality.
The modern building from 2012 with underground parking on 2 levels, adjusted for oversized cars. Has a large 6 person lift.
Can serve as a business space, co-working office.
The apartment is located on the 2 top floors, with an open view up to Zvezdara Forest.
Rooms oriented on South-East and North-West.
Each room has vertical windows, all durable aluminium, and own air conditioning inverter unit.
Very bright, freshly white painted, half furnished and equipped.
Electrical installation was developed for office use with fuse boxes on each floor and with very many electrical sockets to run any possible office equipment. Even terrace has 8 electric sockets for working on there.
Floor is high quality durable laminate, under it is a brand new oak parket.
Decorated with many very large mirrors, bamboo trees and bright flowers, to give a relaxing taste of a tropical garden.
Sale by the owner.
Infostan 10000 dinars, includes central heating bill. House maintenance 4500 dinars.
Yearly property tax is 35000 dinars.

Apartment is 280 cm high and consists of:
- kitchen with dining room 13 m2 fully enclosed, fully equipped with 194 litres fridge-freezer and Bosh electric flat top cooker. With 2 large dining tables for 9.
- 4 rooms with cupboards, wardrobes, desks and chairs.
- 2 bathrooms with shower cabins, bidet.
- living room 28 m2 with 3 sitter sofa and matching 6 armchairs.
- large loggia of 11m^2 converted into glass winter house, with powerful LPG gas barbecue grill as an alternative kitchen, with mobile gas fireplace for all year round habitation.

Metal entrance door with 2 key locks and high security digital lock, intercom. Security cameras at house entrance, corridors.

Any kind of pets are allowed, ample space for all creatures.

The building is of high construction quality. Outer walls and roof insulation by mineral wool. It's cool summertime and warm wintertime.
Small shopping centre, post office, banks, bakery, Maxi, green market, service shops, cafes, oriental eateries, restaurants, fitness centres, medical clinics, public public and private kindergartens, schools are within minutes walk.

Friendly and peaceful neighbours.
Payment in cryptocurrencies is welcome.
Viewing possible by video call on whatsapp, viber, telegram.

Lokacija

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Adresa:	Pecska 9/13 Djeram sa zakupcima invest estate EXPO
Poštanski broj:	11120