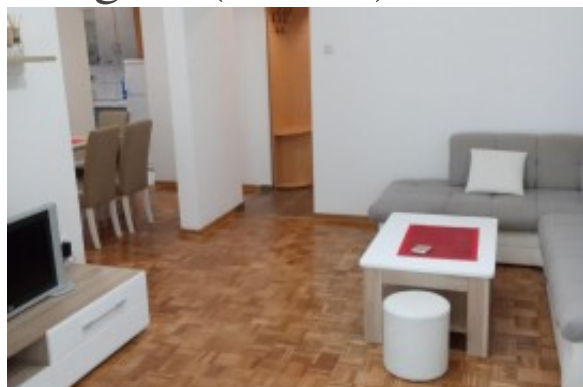


## Flat sale Vracar Belgrade invest Expo 2027 estate property, Beograd (Vračar)



### Informacije o prodavcu

Ime: flat.sale.vracar@gmail.com +381654635963  
Beograd  
E-pošta: flatsale.vracar@gmail.com  
Oblast: Grad Beograd  
Mesto: Beograd (Vračar)

### Detalji Oglasa

Referentni broj: RF853808

#### Osnovni podaci

Cena: 365,000 €  
Telefon: +381 (65) 463-5963  
Kvadratura: 108 m<sup>2</sup>  
Oglašivač: Vlasnik  
Struktura: Četvoroiposoban  
Broj kupatila: 1  
Spavaće sobe: 4  
Objavljeno: pre 14 sati

#### Detalji Objekta

Sprat: Prizemlje  
Ukupna spratnost: 5  
Tip objekta: Nova gradnja  
Trenutno stanje: novo

#### Energetska Efikasnost

Energetski pasoš: Da  
Vrsta grejanja: Centralno  
Energetski razred: B  
Prozori i Vrata: dvostruko zastakljivanje, energetski efikasni

Sistemi za Uštedu Energije: prozori, PVC  
LED osvetljenje, pametni termostati, energetska efikasni aparati

## Opremljenost i Karakteristike

Pravni status : Uknjižena  
Tip stana: Stan u zgradi  
Namešten?: Namešten  
Materijal Podne Obloge: Parket, Laminat, Keramičke pločice

## Dodatne informacije

Kućni ljubimci?: Da  
Dostupnost parkinga/garaže: Da  
Dodatno za nekretninu: Odmah useljivo  
Karakteristike nekretnine: Podrum, Bazen, Klima, Internet, Interfon, Video nadzor, Pomoćni objekti, Wi-Fi upravljanje, Vrt, Dvorište, Garderoba, Letnjikovac, Lift, Parking mesto, Terasa, Osobine za osobe s invaliditetom, Kamin, Telefon, KATV, Garaža, Centar Grada

## 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 4.0 flat Vracar Belgrade huge terrace glass winter house renovated furnished tenanted property

Large 3 bedroom apartment 101m2, VPR/4, 25m2 terrace, central heating radiators, two inverter air conditioners.

Equipment, appliances, furniture are new, some still on manufacturers guarantee.

<https://www.youtube.com/watch?v=MTchK6lyAjk>

[https://www.youtube.com/channel/UCWpgOcMZNbZWZ\\_JYODjOefA](https://www.youtube.com/channel/UCWpgOcMZNbZWZ_JYODjOefA)

The modern building from 2009 with underground parking, adjusted for oversized cars.

Can serve as a business space, co-working office.

The apartment is located on the high ground floor, on top of garages on the ground floor, with view of neighbouring gardens and yard trees.

All rooms oriented on South.

Each room has exit through glass double size doors to the terrace, with Sun shining to terrace all day.

Two air conditioning inverter units with heater.

Bright, freshly white painted, fully furnished and fully equipped.

By the owner.

Infostan 12000 dinars.

Yearly property tax is 35000 dinars

Apartment is 280 cm high and consists of:

- kitchen 7 m<sup>2</sup> half-enclosed, fully equipped with 320 litres fridge-freezer
- 2 bedrooms with build-in full wall wardrobes, double beds.
- bathroom with shower cabin, with 8 kg washing and drying machines. Separate WC.
- living room 15 m<sup>2</sup> with dining table for up to 6,
- large terrace of 25m<sup>2</sup> converted to glass winter house, with stationary powerful gas barbecue grill as an alternative kitchen, with gas fireplace for all year round habitation.

Metal entrance door with 2 high security digital locks, 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. The outer insulation by mineral wool.

It's cool summertime and warm wintertime.

Small shopping centre, post office, banks, bakery, Maxi, green market, service shops, cafes, pubs, bars, oriental eateries, restaurants, fitness centres, medical clinics, public, private and international kindergartens, schools are within walking distance.

Friendly and peaceful neighbours.

Payment in cryptocurrencies is welcome.

Viewing possible by video call on whatsapp, viber, telegram.

Contact: Gosa 00381654635963,

## Lokacija

Oblast:	Grad Beograd
Opština:	Vračar
Mesto:	Beograd (Vračar)
Adresa:	Дечији вртић Звончић, Улица Симе Игуманова 16, 11118, Врачар, Београд, Град Београд, Централна Србија
Poštanski broj:	11118

