Impozantna kuća sa biznis zonom ID#9234

Cena: 1.290.000,00 EUR

www.oglasi.rs

Kategorija: Kuća (Nekretnine, Prodaja)
Lokacija: Cerak (Srbija, Beograd, Čukarica)

Kvadratura: 521
Broj soba: 1 soba
Grejanje: Gradsko



Dodatne informacije:

Terasa, Parking, garaža, Klima

Tekst oglasa:

Postoje nekretnine koje zadovoljavaju potrebe – i postoje one koje pomeraju granice stanovanja. Ova kuća pripada upravo toj drugoj kategoriji. Uknjižena na 221m², sa ukupnom površinom od čak 521m²,uz dodatno dvorište od 60 m² i terasu od 28 m², ova kuća predstavlja savršen balans komfora, funkcionalnosti i reprezentativnosti. Povezana je na sistem centralnog grejanja, što obezbeđuje visok nivo udobnosti tokom cele godine. Ova impozantna nekretnina nudi širok spektar mogućnosti – kako za luksuzan porodični život, tako i za uspešno vođenje poslovanja na istoj adresi. Već pri samom ulasku, jasno je da se radi o prostoru koji nije standardan. Dva odvojena ulaza omogućavaju potpunu funkcionalnu nezavisnost stambenog i poslovnog dela, dok raspored nudi slobodu prilagođavanja različitim stilovima života., što omogućava potpunu privatnost i maksimalnu iskorišćenost prostora. . Prostor koji diše – organizacija po etažama: Poslovni segment je organizovan na dve etaže: Suteren – donji deo poslovnog prostora, uz garažu i dodatni parking za još dva automobila Prizemlje – gornji deo poslovnog prostora, lako prilagodljiv različitim delatnostima.Posebna prednost ove nekretnine je izuzetna fleksibilnost rasporeda – zahvaljujući pregradnim zidovima od rigips ploča, prostor se jednostavno može reorganizovati i prilagoditi potrebama budućeg vlasnika. Stambeni deo je organizovan kao prostrana i svetla celina, sa akcentom na komfor i savremeni način života. Centralni deo čini otvoreni dnevni prostor sa kaminom, trpezarijom i kuhinjom, koji odiše elegancijom i funkcionalnošću. Poseban utisak ostavljaju velike staklene površine, koje omogućavaju obilje prirodne svetlosti i direktnu povezanost sa dvorištem i terasom, čime se briše granica između unutrašnjeg i spoljnog prostora,stvarajući jedinstven osećaj otvorenosti i luksuza. Na ovom nivou se nalaze i garderober sa izlazom na terasu, toalet, kao i izlaz u dvorište. Prvi sprat:

Šifra oglasa: 03-3821802
Datum postavljanja oglasa: 25.03.2026

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Komforna master spavaća soba sa sopstvenim kupatilom i garderoberom, dodatna spavaća soba sa privatnim kupatilom, kao i dečija soba. Prostor je projektovan tako da pruži maksimalan komfor i privatnost svakom članu domaćinstva. Drugi sprat: Dve spavaće sobe i kupatilo, sa posebnim naglaskom na velike staklene otvore koji se mogu otvarati celom dužinom, čime se postiže izuzetan panoramski efekat, vrhunska osvetljenost i osećaj dodatne prostranosti. Kroz celu nekretninu provlači se visok standard završne obrade, a dodatnu vrednost daje kvalitetna uvozna stolarija, koja obezbeđuje odličnu izolaciju, dugotrajnost i sofisticiran estetski utisak. Ova kuća predstavlja idealno rešenje za one koji traže: reprezentativan porodični dom kombinaciju života i biznisa na jednoj adresi sigurnu investiciju sa visokim potencijalom..Nekretnine ovog tipa, sa ovakvom kvadraturom i mogućnostima, gotovo se ne pojavljuju na tržištu. There are properties that meet the needs – and there are those that push the boundaries of housing. This house belongs to exactly that second category. Registered on 221 m², with a total area of 521 m², with an additional yard of 60 m² and a terrace of 28 m², this house represents a perfect balance of comfort, functionality and representativeness. It is connected to a central heating system, which ensures a high level of comfort throughout the year. This imposing property offers a wide range of possibilities - both for luxurious family life and for successfully running a business at the same address. Already upon entering, it is clear that this is a non-standard space. Two separate entrances allow complete functional independence of the residential and commercial areas, while the layout offers the freedom to adapt to different lifestyles, which allows for complete privacy and maximum use of space. . Space that breathes - organization by floor: The business segment is organized on two floors: Basement – the lower part of the office space, with a garage and additional parking for two more cars Ground floor - the upper part of the office space, easily adaptable to different activities. The special advantage of this property is the exceptional flexibility of the layout - thanks to the partition walls made of gypsum boards, the space can be easily reorganized and adapted to the needs of the future owner.The residential part is organized as a spacious and bright unit, with an emphasis on comfort and a modern way of life. The central part consists of an open living space with a fireplace, dining room and kitchen, which exudes elegance and functionality. A special impression is made by the large glass surfaces, which allow an abundance of natural light and a direct connection to the yard and terrace, thereby erasing the border between the interior and exterior space, creating a unique feeling of openness and luxury. On this level there is also a wardrobe with access to the terrace, a toilet, as well as an exit to the yard. First floor: A comfortable master bedroom with its own bathroom and wardrobe, an additional bedroom with a private bathroom, as well as a children's room. The space is designed to provide maximum comfort and privacy to every member of the household. Second floor: Two bedrooms and a bathroom, with a special emphasis on large glass openings that can be opened along the entire length, which achieves an exceptional panoramic effect, superior lighting and a feeling of extra spaciousness. A high standard of finish runs through the entire property, and additional value is provided by high-quality imported carpentry, which ensures excellent insulation, durability and a sophisticated aesthetic impression. This house is an ideal solution for those looking for: representative family home a combination of life and business at one address a safe investment with high potential. Real estate of this type, with this square footage and opportunities, hardly ever appear on the market. Agencijska nadoknada iznosi 2% .