

Zvezdara, Kluz 60,21m2 LUX novogradnja + pdv ID#4160

Cena: 169.683,00 EUR

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Kategorija: Stanova (Nekretnine, Prodaja)
Lokacija: Kluz (Srbija, Beograd, Zvezdara)

Sobnost: Dvoiposoban
Kvadratura: 60
Stanje objekta: Novogradnja
Nivo u zgradi: 2. sprat



Dodatne informacije:

Terasa, Parking, garaža, Internet, Telefon, Satelitska, kablovska TV

Tekst oglasa:

Stan je površine 60,21m² i po strukturi je dvoiposoban stan. Nalazi na prizemlju stambene zgrade od četiri sprata sa liftom. Slike su primer kako se stan može opremiti. Sastoji se od ulaznog hodnika, dnevnog boravka sa trpezarijom, dve spavaće sobe, kupatila i terase. U ponudi su stanovi iste kvadrature na prvom, drugom i trećem spratu u zgradi sa liftom. Fasada: Čeona fasada obložena prirodnim travertino kamenom, koji daje elegantan i luksuzan izgled zgradi. Zvučna i termo izolacija: Pregradni zidovi između stanova izrađeni su kao dupli zid od energetske blokove debljine 10 cm, sa slojem azmafona između za dodatnu zvučnu izolaciju i komfor. Hodnici: Podne obloge u zajedničkim prostorijama izrađene su od visokokvalitetnog granita, što doprinosi dugovečnosti i estetici prostora. Stolarija: Spoljna stolarija je aluminijumska u modernoj antracit boji, sa troslojnim "4 season" staklom koje pruža odličnu termo i zvučnu izolaciju. Grejanje i hlađenje: Ugrađene toplotne pumpe – energetski efikasan sistem koji omogućava optimalnu temperaturu tokom cele godine uz niske troškove. Sanitarna oprema: Baterije renomiranog italijanskog proizvođača Remer. Sanitarije švajcarskog brenda Laufen, poznatog po vrhunskom dizajnu i kvalitetu. Podne obloge: U kupatilima i kuhinjama postavljena je granitna keramika prve klase. U sobama je pod obložen Tarkett parketom velikih dimenzija – spoj prirodnog izgleda i izuzetne trajnosti. Vrata: Ulazna vrata stanova su sigurnosna, visokog kvaliteta. Unutrašnja sobna vrata su od medijapana sa modernim magnetnim bravama. Dodatna oprema: Stanovi imaju električne roletne na prozorima. Zgrada je opremljena video nadzorom i interfonskim sistemom za dodatnu sigurnost. Grejanje u stanu je na toplotnim pumpama. Klima uređaj, interfon, video nadzor.

Šifra oglasa: 03-3407576

Datum postavljanja oglasa: 10.03.2025

Kontakt: NEKRETNINE IKAT DOO BEOGRAD-ZEMUN
Telefon: 060/5449-002

Mogućnost kupovine garažnih parking mesta. Istaknuta cena je bez PDV-a. Za kupce prvog stana mogućnost povrata PDV-a. **MOGUĆA KUPOVINA NA KREDIT** Rok završetka radova krajem 2025e godine. Lokacija stana velika prednost, na par koraka od Cvetkove pijace, doma zdravlja, škole. Blizina Bulevara kralja Aleksandra garantuje dobru povezanost sa centrom grada. Agencijska provizija 2% od dogovorene kupoprodajne cene uključuje: istraživanje neophodno za pronalaženje adekvatne nekretnine, pomoć u pregovorima, provera dokumentacije, apliciranje za stambeni kredit, izrada ugovora/predugovora o kupoprodaji, organizacija primopredaje, zapisnik o primopredaji, pomoć pri prijavi poreza na apsolutna prava i eventualno oslobođenje od istog, promena korisnika struje, infostana, vode, gasa... i sve ostalo što podrazumeva Zakon o posredovanju u prometu i zakupu nepokretnosti. Kontakt telefoni : 011/6707565; 060/5449-002; 011/2015-718 Za više informacija posetite naš sajt <https://www.ikatnekretnine.com/> The apartment has an area of 60.21 m2 and is a two-and-a-half-bedroom apartment. It is located on the ground floor of a four-story residential building with an elevator. The pictures are an example of how the apartment can be furnished. It consists of an entrance hall, a living room with a dining room, two bedrooms, a bathroom and a terrace. We offer apartments of the same square footage on the first, second and third floors in a building with an elevator. The purchase of the yard is mandatory with the apartment at a price of 15,000 euros. Facade: The front facade is covered with natural travertine stone, which gives the building an elegant and luxurious look. Sound and thermal insulation: The partition walls between the apartments are made as a double wall of 10 cm thick energy blocks, with a layer of azmaphone in between for additional sound insulation and comfort. Corridors: The floor coverings in the common areas are made of high-quality granite, which contributes to the longevity and aesthetics of the space. Carpentry: The exterior carpentry is aluminum in a modern anthracite color, with three-layer "4 season" glass that provides excellent thermal and sound insulation. Heating and cooling: Built-in heat pumps - an energy-efficient system that provides an optimal temperature throughout the year at low costs. Sanitary equipment: Batteries from the renowned Italian manufacturer Remer. Sanitary ware of the Swiss brand Laufen, known for its superior design and quality. Floor coverings: First-class granite ceramics are installed in the bathrooms and kitchens. In the rooms, the floor is covered with Tarkett parquet of large dimensions - a combination of natural appearance and exceptional durability. Door: The entrance doors of the apartments are of high quality and safety. Interior room doors are made of plywood with modern magnetic locks. Additional equipment: The apartments have electric blinds on the windows. The building is equipped with video surveillance and an intercom system for additional security. The apartment is heated by heat pumps. Air conditioner, intercom, video surveillance. The possibility of buying garage parking spaces. The displayed price is without VAT. For buyers of the first apartment, the possibility of VAT refund. **POSSIBLE PURCHASE ON CREDIT** The deadline for the completion of the works is the end of 2025. The location of the apartment is a big advantage, a few steps from Cvetkova pijaca, health center, school. The proximity of Bulevar Kralja Aleksandra guarantees a good connection with the city center. The agency commission of 2% of the agreed purchase price includes: research necessary to find an adequate property, help in negotiations, checking documentation, applying for a home loan, drafting a contract/preliminary purchase contract, organization of handover, record of handover, help with declaring tax on absolute rights and possible exemption from it, changing the user of electricity, infostation, water, gas... and everything else that is implied by the Law on Intermediation in Traffic and Leasing of Real Estate. Contact phones: 011/6707565; 060/5449-002; 011/2015-718