ATRIUM RESIDENCE / Telep / 42m² Podno grejanje / Pogled na Frušku goru

Cena: 140.000,00 EUR

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Kategorija: Stanova (Nekretnine, Prodaja)
Lokacija: Telep (Srbija, Novi Sad, Novi Sad grad)

Sobnost: Dvosoban
Kvadratura: 42
Stanje objekta: Novogradnja
Grejanje: Podno
Nivo u zgradi: 3. sprat



Dodatne informacije:

Terasa, Lift

Tekst oglasa:

ATRIUM RESIDENCE / Telep / 42m² Podno grejanje / Pogled na Frušku goru Osnovni podaci: Lokacija: Novi Sad, Telep, ulica Petefi Šandora 21 Kvadratura: 42 m² Struktura: Dvosoban stan Spratnost: 3 / 3 (Zgrada ima lift) Grejanje: Podno grejanje + centralna protočna topla voda Status: Potpuno nov, neuseljavan, odmah useljiv. Kompleks i stan su involvirani u proces uknjižavanja (kompletna dokumentacija predata Katastru, uredni papiri). Odlična prilika za keš kupce (moguća korekcija cene). Opis nekretnine: Prodaje se luksuzan stan od 42 m² u prestižnom i kompletno zatvorenom kondominijumu "Atrium Residence" na Telepu. Kompleks se odlikuje humanom gradnjom niske spratnosti (P+3) sa samo 5 lamela. Stan je dvorišno orijentisan prema unutrašnjem atrijumu, što pruža apsolutni mir i potpunu izolaciju od ulične buke. Sa prostrane terase i velikih staklenih portala pruža se otvoren, prelep pogled na unutrašnji park, lokalnu crkvu i Frušku goru sa TV tornjem. Vrhunska opremljenost i tehničke karakteristike: Podno grejanje i protočna topla voda obezbeđuju maksimalnu energetsku efikasnost, izuzetno niske mesečne račune (plaćanje po utrošku) i estetski čist prostor bez radijatora. Prvoklasni hrastov parket i uvozna keramika visoke klase. Kupatilo je kompletno opremljeno modernom staklenom tuš-stenom, ugradnim vodokotlićem i vrhunskim sanitarijama. U kuhinjskom delu su već postavljene zidne pločice u luksuznom dezenu mermera i pripremljeni svi priključci. O samom kompleksu "Atrium Residence": Kompleks predstavlja koncept "grada u gradu" sa kontrolisanim pristupom preko rampe i video-nadzorom 24/7. Unutrašnji atrijum je uređen kao zatvoreni privatni park bez

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saobraćaja, namenjen isključivo stanarima, i sadrži: Velike zelene površine sa klupama za odmor i pokrivenom Wi-Fi zonom. Bezbedno dečije igralište, trim-stazu za trčanje i teretanu na otvorenom. U samom prizemlju kompleksa nalaziće se supermarket, apoteka, pekara i kafe-restoran. Lokacija i potencijal: Lokacija je idealna za miran porodični život ili investiciju za izdavanje. Nalazi se na samo 600 m od Gimnazije „Laza Kostić“ i 750 m od OŠ „Jožef Atila“, pored kompleksa se nalazi i privatni vrtić "Zemlja čuda". Neposredna blizina Bulevara Evrope i trase budućeg četvrtog mosta preko Dunava garantuje brz pristup svim delovima grada i siguran dugoročni rast vrednosti ove nekretnine ili prinos od oko 500 € mesečno rentiranjem. Cena: 140.000 €Kontakt telefon: +381638159922 ATRIUM RESIDENCE / Telep / 42m² Underfloor Heating / Fruska Gora View Key Details: Location: Novi Sad, Telep, Petefi Sandora Street 21 Size: 42 m² Layout: 2-bedroom apartment Floor: 3rd / 3 (Building equipped with an elevator) Heating: Energy-efficient underfloor heating + continuous hot water system Status: Brand new, never occupied, move-in ready. The complex and the apartment are currently in the final registration process (all clean ownership documentation has been submitted to the Land Registry). An ideal opportunity for cash buyers. Apartment Overview: A luxury, brand-new 42 m² apartment is available for sale in the prestigious, fully gated "Atrium Residence" condominium in Telep. The complex features a low-density, human-scale design (ground floor + 3 floors) across just 5 buildings. The apartment is courtyard-oriented, facing the quiet inner atrium, providing absolute peace and complete insulation from street noise. The spacious terrace and large floor-to-ceiling windows offer a stunning, unobstructed view of the private park, the local church, and the Fruska Gora mountain with its TV tower. Premium Specifications & Technical Features: Underfloor heating & continuous hot water system deliver maximum energy efficiency, exceptionally low monthly utility bills (pay-per-use), and a sleek, radiator-free space. First-class oak parquet flooring and high-grade imported ceramics. The bathroom is fully equipped with a modern walk-in glass shower, a concealed built-in cistern, and top-tier sanitary ware. The kitchen corner features pre-installed premium marble-pattern wall tiles and all necessary utility connections. About the "Atrium Residence" Condominium: The complex represents a "city within a city" concept with 24/7 video surveillance and gated access control via automated ramps. The inner courtyard is a secure, car-free private park strictly reserved for residents, offering: Expansive green areas with benches and a covered Wi-Fi zone. A secure children's playground, an outdoor gym, and a running/trim track. Ground-floor amenities will include a supermarket, pharmacy, bakery, and a cozy café-restaurant. Location & Investment Potential: The location is ideal for a peaceful family life or an investment property. It is situated just 600 m from "Laza Kostic" High School and 750 m from "Jozef Atila" Primary School, next to the complex there is also a private kindergarten "Wonderland". Its close proximity to Europe Boulevard (Bulevar Evrope) and the route of the upcoming fourth bridge over the Danube ensures rapid access to all parts of the city. This guarantees strong, long-term capital growth or a steady rental yield of approximately €500 per month. Price: €140,000Contact / WhatsApp / Viber: +381638159922