

Kalenić 86m2, salonac idealan za poslovni prostor ID#5021

Cena: 328.500,00 EUR

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Kategorija: Stanova (Nekretnine, Prodaja)
Lokacija: Kalenić pijaca (Srbija, Beograd, Vračar)

Ulica i broj: Njegoševa
Sobnost: Trosoban
Kvadratura: 86
Stanje objekta: Starija gradnja
Grejanje: Na struju
Nivo u zgradi: 1. sprat

Šifra oglasa: 03-3827670
Datum postavljanja oglasa: 01.04.2026

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



Dodatne informacije:

Parking, garaža

Tekst oglasa:

Predstavljamo Vam jedinstveni salonac na odličnoj lokaciji, Vračar, ulica Njegoševa. Nalazi se na prvom spratu stambene zgrade od četiri sprata. Trenutno je u završnim radovima kompletnog renoviranja, ali time i otavra mogućnost da budući vlasnik uredi stan po sopstvenoj želji. Savršeno pozicioniran, budući da se nalazi u delu koji uskoro postaje pešačka zona. Idealan kao poslovni prostor, sa više odvojenih kancelarija. Po strukturi stan je open space dizajna, velika mogućnost da se preuredi u nekoliko dodatnih prostorija. Jedna od najtraženijih lokacija, nadomak Nevesinjske i Mutapove i sa pogledom ka Kalenić pijaci. Dvostrano orijentisan stan koji pruža lep spoj mira i tišine uprkos centralnoj lokaciji. Površine je 86m2, sa velikim open space prostorom, odvojenom spavaćom sobom sa garderoberom i prostranim kupatilom. Odlična prilika da kupac stan prilagodi sopstvenim potrebama budući da je u završnim radovima renoviranja. Detalji renoviranja i opreme: Promenjena elektro, audio i TV instalacija, razvedena instalacija za radijatorsko grejanje. Postavljena inverter klima, dvostrani kamin, termo i zvučna izolacija, kao i alu stolarija, roletne i spuštene plafoni. Podna konstrukcija sa izolacijom. Visina stana izuzetnih 3.05-3.5m, pravi salonski užitak. Fleksibilnost prostora velika prednost, pogotovo kao potencijal za izdvajanje novih prostorija. Okrenut ka zelenilu, miran i lepo ušuškani stan. Neposredna blizina niza kafića, restorana, prodavnica, škola i ostalih sadržaja. Odlično povezan sa ostatkom grada putem više linija gradskog prevoza. Uknjižen na 72m2. 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 011/6707-565, 011/2015-718, 060/5449-002 Za više informacija posetite naš sajt <https://www.ikatnekretnine.com/> We present to you a unique salon in an excellent location, Vračar, Njegoševa Street. It is located on the first floor of a four-story residential building. It is currently in the final stages of a complete renovation, but this opens up the possibility for the future owner to arrange the apartment according to his own wishes. Perfectly positioned, since it is located in an area that will soon become a pedestrian zone. Ideal as a business space, with several separate offices. The structure of the apartment is open space design, there is a great possibility to rearrange it into several additional rooms. One of the most sought-after locations, close to Nevesinjska and Mutapova and overlooking the Kalenić market. A double-oriented apartment that offers a nice combination of peace and quiet despite its central location. The area is 86m², with a large open space, a separate bedroom with a wardrobe and a spacious bathroom. An excellent opportunity for the buyer to adapt the apartment to his own needs, since it is in the final stages of renovation. Details of renovation and equipment: Changed electrical, audio and TV installation, separate installation for radiator heating. Installed inverter air conditioning, double-sided fireplace, thermal and sound insulation, as well as aluminum joinery, blinds and suspended ceilings. Floor construction with insulation. The height of the apartment is an exceptional 3.05-3.5m, a true living room delight. The flexibility of the space is a great advantage, especially as a potential for setting aside new rooms. Facing the greenery, a quiet and nicely tucked away apartment. Close proximity to a number of cafes, restaurants, shops, schools and other amenities. Well connected to the rest of the city via multiple public transport lines. Registered on 72m². 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, drawing up a contract/preliminary purchase contract, organization of handover, record of handover, help with declaring tax on absolute rights and possible exemption from the same, 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: 011/6707-565, 011/2015-718, 060/5449-002