

VINARIJA STOJANOVIĆ - IZLAZ NA DUNAV I PRIVATNA PLAŽA

Cena: 1.300.000,00 EUR

www.oglas.rs

Kategorija: Poslovni prostor, lokal, magacin (Nekretnine, Prodaja)
Lokacija: Novi Slankamen (Srbija, Indija)

Namena prostora: Više namena
Kvadratura: 40



Dodatne informacije:

Tekst oglasa:

VINARIJA STOJANOVIĆ - IZLAZ NA DUNAV I PRIVATNA PLAŽA
Vinsko imanje sa vinogradom, kompletnom opremom i pogledom koji ostavlja bez daha! Na obroncima Fruške gore, u Novom Slankamenu, nalazi se nešto zaista posebno - vinarija STOJANOVIĆ, kompletno opremljena i sa sopstvenim izlazom na Dunav. Retkost koja se teško nalazi - privatna plaža uz parcelu nudi mir, izolaciju i jedinstvenu vrednost. Zemljište: 40 ari + mogućnost kupovine još 20 ari Vinograd pod Krokanom, Tamjanikom, Merloom Livada pod detelinom Parcelu do Dunava deli samo nekoliko metara šuma - već urađena staza, dodatnim krčenjem dobija se direktan, lični izlaz na obalu Objekti: Vinarija - Kuća 1 (6x4m): prizemlje i sprat, adaptirana za proizvodnju vina, izolovana, klimatizovana Stambeno-ugostiteljski objekat - Kuća 2: opremljena kuhinja, terasa za goste, sobe, podrum, dva toaleta, frižideri, oprema za ugostiteljstvo Kuća 3 - stanovanje + podrum za vino Kuća 4 - pudarska kuća Kuća 5 - započeta gradnja Velika degustaciona terasa (12x5m) - šank, stolovi, klupe, kapacitet 40 gostiju VINARIJA STOJANOVIĆ Prva berba 2012, registrovana 2017, član Udruženja vinara Srem - Fruška gora Godišnja proizvodnja oko 8.000 litara vina Zalihe: hiljade boca i litara Krokan, Slankamenka, Peharnik, Bermet... Prodaja: 70% direktno u vinariji, ostatak u restoranima i vinotekama Kompletna oprema: burad, prese, muljača, pumpe, barik burad - spremno za nastavak rada PREDNOSTI: Privatna plaža i pogled na Dunav - istinska retkost Asfaltni put do vinarije Samo 10 km od auto-puta, između Beograda i Novog Sada Idealno za razvoj vinskog turizma, restorana, organizaciju događaja ili miran život u spoju s prirodom Ovo nije samo vinograd i objekti. Ovo je mogućnost da živite i stvarate uz reku, vino i prirodu - na mestu koje ima dušu. Za više informacija, kontakt: Agencija Dva zvona 1963 Tel: +381 64 896 0226 STOJANOVIĆ WINERY - DIRECT ACCESS TO THE DANUBE & PRIVATE BEACH A wine estate with vineyard, full equipment, and a

Šifra oglasa: 03-3952076

Datum postavljanja oglasa: 31.08.2026

Kontakt: GORDANA DRVENICA PR AGENCIJA ZA NEKRETNINE
DVA ZVONA 1963 NEKRETNINE NOVI SAD
Telefon: 0659330044

brehtaking view! Nestled on the slopes of Fruška Gora in Novi Slankamen lies something truly special – STOJANOVIĆ WINERY, fully equipped and featuring its own access to the Danube. A rare find – a private beach next to the property offers peace, seclusion, and unique value. Land size: 40 ares + option to purchase an additional 20 ares Vineyard planted with Krokan, Tamjanika, and Merlot Meadow with clover Only a few meters of forest separate the plot from the Danube – a path has already been made, and further clearing enables a direct, private access to the riverbank Buildings: Winery – House 1 (6x4 m): ground floor and upper floor, adapted for wine production, insulated, air-conditioned Residential & Hospitality Building – House 2: equipped kitchen, guest terrace, rooms, cellar, two toilets, refrigerators, hospitality equipment House 3: living space + wine cellar House 4: caretaker's house House 5: construction started Large tasting terrace (12x5 m): bar, tables, benches, seating capacity for 40 guests STOJANOVIĆ WINERY First harvest: 2012 Registered: 2017 Member of the Winemakers' Association of Srem – Fruška Gora Annual production: around 8,000 liters of wine Stock: thousands of bottles and liters of Krokan, Slankamenka, Peharnik, Bermet... Sales: 70% direct at the winery, the rest through restaurants and wine shops Complete equipment included: barrels, presses, crusher, pumps, barrique barrels – everything ready for continued operation ADVANTAGES: Private beach and Danube view – a true rarity Asphalt road leading to the winery Only 10 km from the highway, between Belgrade and Novi Sad Ideal for wine tourism, restaurant development, event organization, or peaceful living in harmony with nature This is more than just a vineyard and buildings. It's a chance to live and create by the river, with wine and nature – in a place with soul. For more information, contact: Agency Dva Zvona 1963 Tel: +381 64 896 0226