EURO PARTNER
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Code :	00006
Location :	Stenjevec
Building area :	180 m2
Number of bedrooms :	5
Number of bathrooms :	5
Floor :	Penthouse
Orientation :	South

Price : 430.000 €

BUILDING

Number of rooms :	6
Energy class :	in preparation
Condition :	Renovated

AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	1

HEATING & COOLING

Central heating (gas) :	Yes
Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes
Gas :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes

Beautiful two-floor apartment with 5 bedrooms, located on the south side of the building, sunny and very bright.
The apartment is located in an exceptionally good location in Malešnica. It is located only 200
m from the famous Ilica street.
Near the apartment there are kindergartens and schools, gymnasium, health facilities and shopping centers.
It is equipped with modern and high quality furniture and technology.
The apartment consists of two floors and its total surface area is 180 m2.
The lower floor of the apartment consists of open space space with living room and kitchen in a unique dynamic, 3 bedrooms, 2 bathrooms, two balconies, storage and stairs for the upper floor.
The upper floor consists of 2 bedrooms and bathrooms with the possibility of building a terrace of 100 m2 for which a floor lab is made.

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The upper floor is legalized for what it has and the documentation (Solution on Executed Condition) with the normal ceiling height.
The apartment is equipped with floor heating.
The building is exceptionally well insulated, so there is rarely heating in the apartment, only in the evening.
There is a possibility of dividing the apartment into two residential units.
Possibility of conversion to a business premise.
Energy certificate: B
The apartment has all the necessary documentation, building permit, usage permit and ownership list.
Great opportunity for life or rent.