



Code :	02269
Location :	Maruševac
Building size :	41.22 m2
Garden size :	0 m2
Distance from city :	3000 m
Distance from sea :	0 m
Floor :	1
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 0
Year of last adaptation :	2013
Energy efficiency :	Not specified
Parking lot :	Yes
Heating - Electricity :	Yes
Carpentry - PVC :	Yes
Furnished :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price : 55.000 €

S379

Apartment 41 m², Donje Ladanje
(1st floor, PVC, stainless steel chimney, garden, neat papers)

Functional and bright apartment of 41.22 m² in an excellent and quiet location in Donje Ladanje (Municipality of Maruševac).

The apartment is located on the 1st floor of a small and well-maintained residential building.

(new facade and new roof)

The apartment is located on the ideal first floor, and consists of a hallway, bathroom, kitchen with pantry/pantry with living room, and 2 bedrooms.

The building is located in a quiet environment, ideal for a vacation or a quiet family life, and yet close to all important amenities.

Joinery: The apartment has been completely changed and new PVC joinery with shutters has been installed, which ensures excellent thermal and sound insulation and minimal utility costs.

Heating: Currently, the heating is electric, but the apartment has a completely new modern stainless steel chimney. This provides the buyer with complete flexibility and the ability to easily switch to wood or pellet heating.

The apartment has its own woodshed/basement space in the building, ideal for storing bicycles, tools or firewood.

Yard and garden: All tenants have the option of using the common plot around the building, where it is possible to arrange their own garden, barbecue area or



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

outdoor socializing.

The ownership is completely clean and tidy 1/1.

The building is divided into condominiums and has a use permit, which means that the apartment is fully suitable for purchase through a housing loan from any bank.