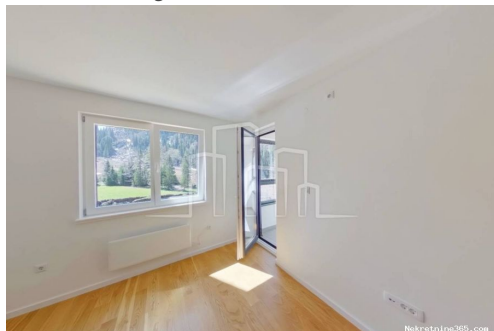


## Apartman Lamela 2 dvije spavaće dvostrane orijentacije sa dvije spavaće sobe 71m2 Snježna dolina Resort Jahorina USELJIVO, Pale, Flat



### Seller Info

Name: Hadis Kadić

First Name: Hadis

Last Name: Kadić

Company: Stanpromet d.o.o.

Name:

Service Type: Selling and renting

Website: <https://www.stanpromet.ba>

Country: Bosnia and Herzegovina

Region: Kanton Sarajevo

City: Novo Sarajevo

ZIP code: 71000

Address: Grbavicka, 8b

Mobile: 062830830

Phone: 033842555

About us: Agencija Stanpromet  
registrovana je za obavljanje  
posredovanja u procesu  
kupovine, prodaje i najma  
nekretnina.

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da smo pouzdan partner kojem  
su povjerenje i zadovoljstvo  
klijenata najveća inspiracija da  
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zasnivamo na načelima  
transparentnosti,  
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uslugu direktnog otkupa  
nekretnina.

## Common

Title:	Apartment Lamela 2 dvije spavaće dvostrane orijentacije sa dvije spavaće sobe 71m2 Snježna dolina Resort Jahorina USELJIVO
Property for:	Sale
Property area:	71 m <sup>2</sup>
Floor:	1
Number of Floors:	5
Bedrooms:	3
Bathrooms:	1
Price:	1.00 €
Updated:	Nov 17, 2023

## Condition

Built:	2022
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## Location

Country:	Bosnia and Herzegovina
State/Region/Province:	Republika Srpska
City:	Pale
ZIP code:	71423

## Additional information

Elevator:	yes
Freight elevator:	yes
Energy efficiency:	A+

## Parking

Garage:	yes
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## Description

Description:	Stanpromet.ba - real estate agency, from its offer for sale, exclusively announces the sale of a habitable apartment with a double-sided orientation with a view towards the track, hotel in nature Lamela 2 (second closest to the track), apartment 10 of 71m2, floor 1, track Trnovo. The apartment building together with the neighboring buildings form one pleasant architectural unit. The building is located on the right side of the planned center of the apartment part of the Snježna dolina Resort settlement. The apartment that we present has an area of 69.5 m2 with a view towards the track, the hotel and towards the nature of the evergreen forest, it consists of a central entrance hall, a spacious living room with a separate kitchen
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and a balcony, two bedrooms, of which the master bedroom has a balcony and a bathroom. This apartment is located on the 1st floor of a 5-story building, which makes it ideal for future buyers who want to choose between floors. The apartment has a two-sided orientation. Lamela 2 of the complex is Lamela closer to the track (30 meters to the six-seater). The apartment is finished and ready to move into. You can contact us for any additional information as well as the appointment of the tour and presentation. In addition to the apartments, the design of the underground floor of the garage, when it comes to parking space, a sufficient number of parking spaces provided to owners and visitors with the option of renting, is designed on -1 underground floor of the Resort. Regarding construction standards, we can point out the following: · First-class oak parquet, · Superior thermal insulation (Thermo block and wool) · Armored front door ZALMO, · Convector heating with preparation Smart mobile App Androi and IOs NOBO, · Fully equipped bathrooms Materrazi tiles , Ariston Boiler, Grohe and Ideal standard sanitation. · Exterior carpentry combination of Wood-Alu with double thermopan sound insulation and LOW-e glass ANSDRIVE. · Each apartment has a chimney for the fireplace to complete the mountain pleasure! The resort itself, through its two parts, forms one complete whole, the first part is an apartment complex through 7 lamellas/buildings together with the second part of the Resort, which includes a modern Hotel part with all facilities modeled after the best world ski resorts and destinations. This complex with a 5\* hotel. Within the apartment complex, you will be able to find everything you need for your perfect ambience as well as everything you need for relaxation and recreation: Restaurant, Cafe Bar, Hotel, Gym, Spa and Wellness, Swimming Pool, Meeting Rooms, Sauna, children's playrooms and much more. 30m from the resort there is a ski trail that is connected to other trails and a ski lift with lighting, an artificial snowmaking system, and a training ground for children. Due to its attractive location and proximity to the facilities, it is attractive as an investment for rent in case the buyer wants to rent out the apartment to guests. Snježna Dolina Resort is able to offer a complete service to customers who want to rent out the purchased apartment to guests. our Resort, as part of its Hotel and operations, offers a complete service when renting apartments to guests and tourists, which includes full management (advertising, housekeeper, cleaner, reception of guests in the apartments, departure, payment) and all this for a single compensation of only 10%! And the rest 90% in favor of the owner of the apartment. With this unique offer, we want to provide all our customers with a very fast and high-quality return on investment in our Resort through an excellent annual return on investment. On the link below you can view our 360° virtual view of the apartment in detail. Location: The apartment building is located on the right side of the Mountain Center in the immediate vicinity of the ski slope. With an altitude of 1,595 m above sea level, the location offers an ideal mountain atmosphere to all nature lovers and recreationalists, both in winter and in summer. Jahorina is covered with rich greenery in the summer, and up to 3m high snow in the winter. Numerous sports and recreational facilities and hotel complexes are located in the immediate vicinity of the facility, which greatly contribute to the complete atmosphere for

which Jahorina is known. The apartments are only 25 km from the center of Sarajevo, and since Jahora is an Olympic mountain, it is well visited throughout the year, both by nature lovers and by many tourists, who come to enjoy the rest and recreation offered by this Olympic beauty. Mountain atmosphere and ambience located where untouched nature dominates. Jahorina-Olympic beauty and the village of Obučina ponds in the immediate vicinity of Šator. It is a micro-location of our and your Snow Valley! Certified real estate agency Stanpromet.ba Nekretnine Broker registration number 001/2022! Grbavička 8b, 71000 Sarajevo Agent Hadis Kadić +38762830830 [agencija@stanpromet.ba](mailto:agencija@stanpromet.ba) ID CODE: 502190

### Additional contact info

Reference Number: 494648  
Agency ref id: 502190