

## Vikend kuća Garden Chalets Dvorišta Jahorina Objekat A, Pale, House



### Seller Info

Name: Hadis Kadić  
First Name: Hadis  
Last Name: Kadić  
Company Name: Stanpromet d.o.o.  
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  
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### Listing details

## Common

Title:	Vikend kuća Garden Chalets Dvorišta Jahorina Objekat A
Property for:	Sale
House type:	detached
Property area:	146 m <sup>2</sup>
Lot Size:	61 m <sup>2</sup>
Bedrooms:	6
Price:	383,468.00 €
Updated:	Feb 12, 2024

## Condition

Newbuild:	yes
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## Location

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

## Description

Description:	<p>Stanpromet.ba - real estate agency selects from its offer for sale the Garden Chalets facility located on Jahorina in the center of the Nordic ski disciplines Dvorište. We single out one of the three top houses from the building, namely HOUSE A, which is divided into three floors and its area is 146.61m<sup>2</sup> net and 225m<sup>2</sup> gross. About the complex: The Garden Chalets complex consists of three buildings in a row arranged in a cascade on a sloped terrain. Their architecture is reminiscent of alpine mountain houses, dressed in warm natural materials. An access road leads to the buildings, and each building has a parking space at the beginning of the plot. Also, each building has a front sunny yard, and the rear access area is covered by a canopy. About the building: The organization of the buildings is identical with the same interior arrangement, except for building C, which, unlike the others, has a roof badge with an additional room. The buildings have three vertical levels: ground floor, first floor and attic. The following planned facilities are located on the ground floor: entrance, ski room, sauna, toilet, kitchen, dining room and living room with a central fireplace. The ground floor has direct access to the front yard via large sliding portals. On the first floor of the building there are three bedrooms with bathrooms, while in the attic there is a master bedroom with a private bathroom, and there is the possibility of creating two rooms instead of one master. The interior materialization is in harmony with the natural environment, warm tones and natural materials. The buildings are equipped</p>
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with electric heating with a combination of floor heating on the ground floor and fan coils on the upper floors. All three buildings have large balconies on the first floor and attic. The facades of the buildings are made of pine wood and sheet metal, and the roofs are gabled from flat corrugated sheet metal. About the location: The location of the Garden Chalets cottages is positioned in the central part of the Dvorište, oriented southeast, which means they are exposed to sunlight throughout the day and have an open view towards the highest peak of Jahorina, which is Ogorjelica. - Sarajevo Airport 29km - Sarajevo 23km - Pale 9km - Jahorina 5km Details House A: Ground floor: WINDBREAK = 4.51 m<sup>2</sup> WC = 1.75 m<sup>2</sup> SKI ROOM = 2.79 m<sup>2</sup> SAUNA = 2.33 m<sup>2</sup> FL. LIVING ROOM = 31.18 m<sup>2</sup> STORAGE = 1.86 m<sup>2</sup> First floor: HALLWAY = 10.10 m<sup>2</sup> BATHROOM = 4.57 m<sup>2</sup> ROOM 1 = 8.94 m<sup>2</sup> ROOM 2 = 9.62 m<sup>2</sup> ROOM 3 = 9.69 m<sup>2</sup> TERRACE = 26.41 m<sup>2</sup> \* 0.5=13.20 m Attic: CORRIDOR = 2.69 m<sup>2</sup> BATHROOM = 6.46 m<sup>2</sup> ROOM 4b = 18.41 m<sup>2</sup> ROOM 5 = 14.53 m<sup>2</sup> TERRACE = 7.96 m<sup>2</sup> \* 0.5=3.98 m<sup>2</sup> For all detailed information, price and tour dates, you can call us! Direct contact number: +387 62 830 830 +387 62 801 801 Finally, we would like to remind you why our Olympic beauty Jahorina is one of the most modern ski resorts in the region of Southeast Europe: Jahorina is a mountain of the Dinaric massif, with the highest peak Ogorjelica located at 1,916 meters above sea level height, and is located at the junction of the cold continental and warm Mediterranean climates, and is suitable for both summer and winter tourism. Jahorina, together with the mountains Bjelašnica and Igman, the mountains that surround the capital of Bosnia and Herzegovina, Sarajevo, was the home of the Winter Olympic Games in 1984, so today Jahorina is home to the Olympic Center Jahorina with the most modern ski resort in the region of Southeast Europe. The ski resort has 52 km of groomed ski slopes with 17 installations of vertical transport consisting of gondolas and six-seaters. Almost the entire ski resort is equipped with artificial sensation, and 12 km are equipped with conditions for night skiing. In addition to winter activities, thanks to its configuration and natural beauty, Jahorina is also rich in summer activities such as cycling, hiking, adrenaline parks, alpine coaster, panoramic Gondola ride, Tower, Loopster, SkyDive, Butterfly, Nautic Jet, ZipLine, Karting, Tubing, XRaycer and the rest. ID CODE: 502580

## Additional contact info

Reference Number: 568691  
Agency ref id: 502580