

## Apartman jedna spavaća nov i novoopremljen 53m2 Snježna Dolina Jahorina, 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.

Višegodišnje iskustvo dokazuje da smo pouzdan partner kojem su povjerenje i zadovoljstvo klijenata najveća inspiracija da budemo još bolji. Poslovanje zasnivamo na načelima transparentnosti, profesionalizma i stručnosti. Agencija Stanpromet pruža slijedeće usluge posredovanja u procesu:

Iznajmljivanja,  
Kupovine i  
Prodaje nekretnina.

Stanpromet je jedna od malobrojnih agencija koja nudi uslugu direktnog otkupa nekretnina.

### Listing details

## Common

|                   |  |
|-------------------|--|
| Title:            | Apartment jedna spavaća nov i novoopremljen 53m2 Snježna Dolina Jahorina |
| Property for:     | Sale   |
| Property area:    | 53 m <sup>2</sup>  |
| Floor:            | 2  |
| Number of Floors: | 5  |
| Bedrooms:         | 2  |
| Bathrooms:        | 1  |
| Price:            | 168,726.00 €   |
| Updated:          | Mar 29, 2024   |

## Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2022 |

## Location

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

## Permits

|                  |     |
|------------------|-----|
| Building permit: | yes |
|------------------|-----|



## Additional information

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

## Parking

|                           |     |
|---------------------------|-----|
| Garage:                   | yes |
| Number of parking spaces: | 1   |

## Description

|              |  |
|--------------|--|
| Description: | Stanpromet.ba - real estate agency, from its offer for sale, exclusively announces the sale of a double-sided apartment with a view of the starting station of the Trnovo trail. The apartment building together with the neighboring buildings form a pleasant architectural unit. The building is located on the right side of the |
|--------------|--|

planned center of the apartment part of the Snježna dolina resort. The apartment that we present has an area of 53 m<sup>2</sup> with a view of 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 and balcony, a bedroom with a balcony and a bathroom. This apartment is located on the 2nd floor of the building, which makes it ideal for future buyers who want to choose the floor. The apartment is newly furnished with top quality furniture according to the architect's project and is being sold as such. 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, · Heating on convectors 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 unit, 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 the attractive location and the proximity of the facilities, it is attractive as an investment for renting 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 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! For all information, call us! Certified real estate agency Stanpromet.ba Nekretnine Number and date of decision on fulfilling the conditions for carrying out mediation activities 14.06/1-320-146/23 dated 16.05.2023. Certificates of passing the professional exam for performing the work of a real estate brokerage agent 14.06-320-897/21 dated November 12, 2021. Stanpromet branch East Sarajevo East Sarajevo, ul. Vuka Karadžić no. 28/1 +387 62 830 830 ID CODE: 502715

### Additional contact info

Reference Number: 585528

Agency ref id: 502715