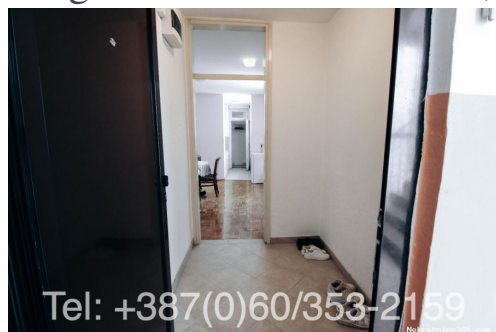


For Sale: Bihać Two-Bedroom Apartment in the Peaceful and Attractive Neighborhood of Ozimice 1, Bihać, Flat



Seller Info

Name: Realtor Nekretnine
First Name: Realtor
Last Name: Nekretnine
Company: Realtor.ba
Name:
Service Type: Selling and renting
Website: <https://www.realtor.ba>
Country: Bosnia and Herzegovina
Region: Unsko-sanski kanton
City: Bihać
City area: Bihać
ZIP code: 77000
Address: Branke Raunig
Mobile: 00387603532159

Listing details

Common

Title: For Sale: Bihać Two-Bedroom Apartment in the Peaceful and Attractive Neighborhood of Ozimice 1
Property for: Sale
Property area: 61 m²
Floor: 3
Number of Floors: 5
Bedrooms: 3
Bathrooms: 1
Balcony area: 3 m²
Price: 66,000.00 €
Cellar: no
Updated: Jun 27, 2024

Orientation

Orientation: South

Condition

Newbuild: no
Built: 1980
Last renovation: 2020
Condition: Habitable

Location

Country:	Bosnia and Herzegovina
State/Region/Province:	Unsko-sanski kanton
City:	Bihać
City area:	Ozimice I
Quarter:	Ozimice 1
ZIP code:	77000

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes
Inspection certificate:	yes

Additional information

Infrastructure:	Water, Active telephone line, Cable TV, Intercom, Electricity, Telephone installation, Sewage, ADSL
Access with vehicle:	Car, Truck, Tow truck, Van, Traktor
Elevator:	no
Freight elevator:	no
Energy efficiency:	No

Heating

Central heating:	no
Heating type:	electrical



Parking

Garage:	no
Number of parking spaces:	1
Covered parking space:	no

Description

Description:	We are selling a beautiful one-bedroom apartment in the peaceful and attractive neighborhood of Ozimice 1 in Bihać. The apartment is spacious, bright, and south-facing, which gives it exceptional warmth and brightness throughout the day. It is located on the 3rd floor of a building with a total of 5 floors. Apartment Features: Area: 61 m ² of living space + balcony and pantry (total 65 m ²) Rooms: Entrance hall, dining room, kitchen with pantry, living room with access to the balcony, small hallway leading to the bathroom and bedroom Balcony:
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South-facing, sunny all day, with a view of Plješevica Mountain. Partially closed on the sides, temporarily protected with a net against pigeons. Interior Details: Joinery: External PVC joinery with stone sills, internal wooden joinery. Floors: Parquet flooring in all rooms except the entrance hall, bathroom, kitchen, and pantry where tiles are laid. Renovations: Bathroom completely renovated, the entire apartment repainted in 2020. Heating: Electric radiators, possibility of heating with air conditioning. The apartment has a chimney for connecting a fireplace or stove for solid fuel or pellets. Warmth: Exceptionally warm (south side - heating season starts 30 days later compared to the north side). Chimney connection is available from the dining room and kitchen. Location Advantages: Proximity to amenities: Children's playground: 30m (fully equipped and renovated for both preschool and older children: popular "Harlem".) Park: 80m Store: 60m (small), 200m (supermarket Bingo) Restaurant (pizzeria) with garden: 80m Cafes: 100m Bakery: 100m Hair salons: 50m and 150m Kindergarten: 400m Clinic: 350m Elementary school: 600m Secondary mechanical and electrical engineering school: 400m Technical and health faculty: 400m Gas station: 300m Dental clinics and specialist offices: 300-500m The apartment is located in a building built in 1980, known for its quality construction and functional layout. The building is regularly maintained and has an intercom for added security. Investments and Recommendations: Necessary investments: Wall repair (repainting) in the living room due to water leakage from the external gutter, which has been repaired, but the wall in the apartment has not been repaired since the owner was abroad during the works. The mentioned wall will be repaired by the building manager (the same part of the wall has been repaired in the apartment above). Repair of a small part of the parquet in the bedroom that has dried out (sanding and varnishing). Due to its excellent location, the apartment can be rented long-term (650 KM/month) or short-term (100 KM/day) - EXCELLENT INVESTMENT! Contact: For more information, to schedule a visit, and for offers, please contact us at: Phone/WhatsApp/Viber: 00387 60 353 2159 Email: info@realtor.ba

Additional contact info

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Agency ref id: st-oz1
Contact phone: +387 (60) 353-2159