

Zmajevo, kuća u centru 90m2, HITNO!

Cena: 55.000,00 EUR

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Kategorija: Kuća (Nekretnine, Prodaja)

Lokacija: Zmajevo (Srbija, Vrbas)

Ulica i broj: Petra Drapšina

Kvadratura: 90

Površina zemljišta: 200

Broj soba: 3 sobe

Spratnost: Prizemna

Grejanje: Kombinovano

Šifra oglasa: 03-3969900

Datum postavljanja oglasa: 25.09.2026

Kontakt: Hitno Reg. br. 1338

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Dodatne informacije:

, Parking, garaža, Internet, Telefon, Satelitska, kablovska TV, Tavan, Klima, U blizini gradskog prevoza

Tekst oglasa:

Šifra nekretnine: 22109 Dvorišni stan (kuća) u centru Zmajevo – odmah useljiv! Na prodaju je dvorišni stan (kuća) u centru Zmajevo, u ulici Petra Drapšina, u neposrednoj blizini Pravoslavne crkve. Nekretnina se nalazi na svega 15–20 minuta vožnje od Novog Sada, a Zmajevo je dobro povezano sa okolnim mestima i većim gradovima zahvaljujući izlazu na autoput E75 i železničkoj stanici na pravcu Beograd-Budimpešta, kao i okolna mesta. Stan se prostire na funkcionalnom rasporedu i sastoji se od dve spavaće sobe, velike dnevne sobe (mogućnost dodatne spavaće sobe), kuhinje, hodnika, kupatila, toaleta i špajza. Iz špajza se pristupa i tavanom prostoru, koji pruža dodatnu mogućnost za odlaganje stvari. Nekretnina se prodaje kompletno opremljena, sa nameštajem i električnim uređajima koji ostaju – klima uređaj, veš mašina, mašina za sudove, rerna, TA peć i drugo. Kuhinja je novija, a stan je odmah useljiv, bez potrebe za dodatnim ulaganjima. Objekat je starije gradnje, ali je renoviran i uređen, te je odmah useljiv. Pripadajući deo dvorišta površine oko 200 m² (2 ara) je izdvojen i odvojen od ulaza i dvorišta koje koriste ostali stanari stambene zgrade. Ispred kuće postoji i kolski prilaz sa prostorom za parking. Grejanje je na čvrsto gorivo i struju, uz mogućnost priključenja na gas. Kanalizacija trenutno nije sprovedena kroz mesto, pa je u objektu izvedena septička jama, koja je urađena pre oko 7 godina. U toku je proces izgradnje kanalizacione mreže. Dodatna mogućnost je kupovina poslovnog prostora koji se nalazi odmah pored. Lokal ima površinu od 51 m², sopstveni ulaz, mokri čvor i potpuno je papirolaški odvojen kao posebna poslovna jedinica, što može biti zanimljivo ukoliko želite

da stanujete i poslužete na istoj adresi. Lokacija je jedna od praktičnijih prednosti ove nekretnine – gotovo sve što je potrebno za svakodnevni život nalazi se na nekoliko minuta hoda: pravoslavna crkva, vrtić, osnovna i muzička škola, benzinska pumpa, supermarketi, pošta, mesna zajednica, menjačnica, restoran i kafići. Vlasništvo je 1/1, dokumentacija uredna i papirološki čista. Nekretnina se prodaje zbog preseljenja.

Courtyard House/Apartment in the Center of Zmajevu – Ready to Move In! For sale is a courtyard house/apartment located in the center of Zmajevu, on Petra Drapšina Street, just a short distance from the Orthodox Church. The property is only 15–20 minutes by car from Novi Sad. Zmajevu is well connected to the surrounding towns and major cities, with easy access to the E75 motorway and a railway station on the Belgrade–Budapest route. The property has a functional layout and consists of two bedrooms, a spacious living room (which could also be converted into an additional bedroom), a kitchen, hallway, bathroom, separate toilet and pantry. The pantry also provides access to the attic space, which offers additional storage. The property is being sold fully furnished and equipped, with the furniture and appliances included: air conditioning, washing machine, dishwasher, oven, electric heating stove and more. The kitchen is relatively new, and the property is ready to move into without the need for additional investment. The building is of older construction but has been renovated and well maintained, making it ready for immediate occupancy. The property includes a separate part of the courtyard of approximately 200 m², which is fenced off and separated from the entrance and courtyard area used by the other residents of the apartment building. There is also vehicle access in front of the house, with space for parking. Heating is provided by solid fuel and electricity, with the possibility of connecting to the gas network. The local sewage system has not yet been installed throughout the settlement, so the property has its own septic tank, which was installed approximately 7 years ago. Construction of the sewage network is currently underway. There is also an option to purchase the commercial space located directly next to the house. The premises have a total area of 51 m², a separate entrance and a restroom, and are fully documented and registered as a separate commercial unit. This could be an attractive option for anyone who would like to live and run a business at the same address. One of the main advantages of this property is its convenient location. Almost everything needed for everyday life is within a few minutes' walk: the Orthodox Church, kindergarten, elementary and music schools, gas station, supermarkets, post office, local community office, currency exchange, restaurant and cafés. The property is registered with 1/1 ownership. The documentation is in order and the property is legally clear. The property is being sold due to relocation.