

Lion, Zvezdara 44m2 dvosoban stan ID#13653

Cena: 147.000,00 EUR

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Kategorija: Stanova (Nekretnine, Prodaja)

Lokacija: Lion (Srbija, Beograd, Zvezdara)

Ulica i broj: Stanislava Sremčevića

Sobnost: Dvosoban

Kvadratura: 44

Stanje objekta: Starija gradnja

Grejanje: Gradsko

Nivo u zgradi: 5. sprat

Šifra oglasa: 03-3901984

Datum postavljanja oglasa: 02.07.2026

Kontakt: NEKRETNINE IKAT DOO BEOGRAD-ZEMUN

Telefon: 060/5449-002



Dodatne informacije:

Terasa, Parking, garaža, Internet, Telefon, Satelitska, kablovska TV, Klima

Tekst oglasa:

U prilici smo da Vam ponudimo stan u naselju Lion, Zvezdara. Stan je površine 44m2. Nalazi se na petom spratu stambene zgrade od pet spratova. Zgrada je starije gradnje ali redovno održavana bez lifta. Po strukturi stan je dvosoban. Sastoji se od ulaznog hodnika, dnevnog boravka sa kuhinjom i trpezarijom, spavaće sobe, kupatila i terase. Vrlo komforan i funkcionalan stan na odličnoj lokaciji. Grejanje u stanu je centralno. Posедуje i klima uređaj radi dodatne regulacije temperature. Stan može ostati i namešten, po dogovoru. Dosta osvetljen sa puno dnevne svetlosti. Potencijal da se stan proširi dogradnjom ka zajedničkoj terasi. Lokacija stana velika prednost, na par koraka od svih sadržaja. Blizu škole, bolnice, tržnog centra, prodavnice, pijace. Dobra prilika kako za život tako i kao vid investicije. Dobra povezanost sa ostatkom grada putem više linija gradskog prevoza. Uknjiženo. Agencijska provizija 2%, minimum 1000 eur od dogovorene kupoprodajne cene uključuje: istraživanje neophodno za pronalaženje adekvatne nekretnine, pomoć u pregovorima, provera dokumentacije, apliciranje za stambeni kredit, izrada ugovora/predugovora o kupoprodaji, organizacija primopredaje, zapisnik o primopredaji, pomoć pri prijavi poreza na apsolutna prava i eventualno oslobođenje od istog, promena korisnika struje, infostana, vode, gasa... i sve ostalo što podrazumeva Zakon o posredovanju u prometu i zakupu nepokretnosti. Kontakt telefoni : 011/7499979; 011/7490777; 060/5449002 Za više informacija posetite naš sajt <https://www.ikatnekretnine.com/> We have the opportunity to offer you an apartment in Lyon, Zvezdara. The apartment has an area of 44m2. It is located on the fifth floor of a

five-story residential building. The building is of older construction but regularly maintained without an elevator. The structure of the apartment is two-room. It consists of an entrance hall, living room with kitchen and dining room, bedroom, bathroom and terrace. Very comfortable and functional apartment in an excellent location. Heating in the apartment is central. It also has an air conditioner for additional temperature regulation. The apartment can remain furnished, by agreement. Well lit with lots of daylight. The potential to expand the apartment with an extension to the shared terrace. The location of the apartment is a big advantage, a few steps from all facilities. Close to school, hospital, mall, shop, market. A good opportunity both for living and as an investment. Good connection with the rest of the city via several lines of public transport. Registered. Agency commission 2%, minimum 1000 EUR of the agreed purchase price includes: research necessary to find an adequate property, help in negotiations, checking documentation, applying for a home loan, drawing up a contract/pre-contract on purchase and sale, organization of handover, minutes of handover, help with the declaration of tax on absolute rights and possible exemption from the same, change of user of electricity, infostation, water, gas... and everything else that the Law on Intermediation in Traffic and Lease entails real estate. Contact phones: 011/7499979; 011/7490777; 060/5449002