



Transakcija:

Tip:

Velikost:

Nadstropje:

Lokacija:

Šifra:

Država:

Leto izgradnje:

Energetski razred:

Prodaja

Stanovanje - 3-sobno

82,00 m<sup>2</sup>

2/3

IZOLA, OBNOVLJENO, J. Primorska

Ni podatka

Slovenija

zgrajeno leta 1956, adaptirano leta 2024

C: od 35 do 60 kWh/m2a

82 m<sup>2</sup>, 3-sobno, zgrajeno l. 1956, adaptirano l. 2024, 2/3 nad., prodamo. Cena: 448.000,00 EUR

POSEBNA PONUDBA!

**ČUDOVITO STANOVANJE V IZOLI.**

Nahaja se v 6-stanovanjski staromeščanski hiši z visokimi stropovi, obdani z zelenjem in skupnim parkiriščem.

**Lokacija omogoča peš do morja, Sole, trgovine, restavracij, rekreativnih površin, banke, pošte, zdravstvenega doma in ostale potrebne infrastrukture.**

Stanovanje se nahaja v drugem nadstropju in ga odlikuje funkcionalen tloris **80m<sup>2</sup>**.

Na kar 80m<sup>2</sup> površine nas na vhodu pričakuje, **v zidu skrita, velika garderobna omara, sledi svetla kopalnica s tušem**, wc školjko, bidejem, podplutnim umivalnikom ter visokokakovostno Quartz ploščo odporno na vodo in praske. **V kopalnici je dodatno urejeno še talno gretje ter pralni stroj.**

V nadaljevanju se nahajata **dve prostorni spalnici**. Stene so pobarvane v naravne zemeljske barve ter **na tleh položen pravi parket** visoke kakovosti. Velika nova okna nudijo obilo svetlobe, vgrajena senčila pa bodo poskrbela za popolno temo in dober spanec. Pozicionirane so v mirni ulici.

Glavni **dnevni del zajema kar 30m<sup>2</sup>** ter nudi čudovit ambiant. V tem prostoru vas pričakuje **nadstandarna kuhinja z vsemi gospodinjjskimi elementi**. Poskrbljeno je za široko indukcijsko kuhalno ploščo, napa, pečico. Ima tudi **vgradni pomivalni stroj, ameriški hladilnik z ledomatom** ter podplutni umivalnik. **Pult je iz visokokakovostnega kamna Quartz** - navedeni material je bolj odporen na vpičnost in ima večjo trdoto in odpornost na mehanske poškodbe kot granit in se zato vedno bolj uporablja za kuhinjske in kopalniške pulte.

Dnevna soba in kuhinja tvorita **"open space"** in **nudita interakcijo med družinskimi člani** in seveda ob obisku in druženju s prijatelji. V prostoru je tudi **nova sedežna garnitura** s panoramskim oknom in izhodom na **balkon**.

Vsi prostori imajo okno in izbrane ambient luči. Ogrevanje in hlajenje je urejeno s **treimi Mitsubishi klimatskimi napravami**, v kopalnici pa je vgrajeno električno talno gretje ter grelna leste, idealna tudi za sušenje brisač.

Stanovanje je v celoti obnovljeno in pripravljeno na vselitev. **Vpisano v zemljiško knjigo in prosto bremen.**

**Velika prednost tega stanovanja je last kar 16m<sup>2</sup> velike kleti** oz lahko bi rekli kar sobe, ker **ima okno, elektriko** in nudi uporabnost tudi kot delovni prostor, fitnes, studio in ne samo za shranjevanje stvari. Nahaja se v kletni etaži stanovanjskega objekta.

Objekt je grajen leta 1956. Zajema le 6 stanovanj in nudi prijetne medsebojske odnose. Stanovalci so pred leti zamenjali okna in vrata na skupnem hodnjiku in stopnišču. V prihodnosti načrtujejo še obnovo strehe in fasade.

Pred objektom je zagotovljeno eno **parkirno mesto**.

**Glavne prednosti:**

- Velikost: 80m<sup>2</sup>
- Klet: 16m<sup>2</sup>
- Parkirno mesto
- Vrhunsko obnovljeno in takoj vseljivo
- Peš do morja, Sole, centra mesta
- Svetlo, prostorno, mirno, zdravo in varno okolje.
- Redko v ponudbi. Priporočamo.

Pogoji prodajalca: Plačilo kupnine v višini 448.000,00 EUR + plačilo stroškov v višini 4%

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**Rezervirajte svoj željeni termin ogleda na št. 051 888 022 ali info@mareal.si**

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SPECIAL OFFER!

**BEAUTIFUL APARTMENT IN IZOLA.**

It is located in a 6-apartment old town house **with high ceilings, surrounded by greenery and common parking lot.**

**The location enables walking distance to the sea, school, shops, restaurants, recreational facilities areas, bank, post office, health institute and others necessary infrastructure.**

The apartment is located on the second floor.

On an area of 80m<sup>2</sup> you will find, **in the wall hidden, large wardrobe, bright bathroom** with shower, toilet shell, bidet and undercounter sink. There is installed floor heating and washable machine.

The apartment has **two spacious bedrooms**. The walls are painted in natural earthy colors and the ground floor is made of high-quality parquet floor. Large new windows offer abundance of light. Installed shadows make perfect dark and offer good sleep. They bedrooms are positioned in the calm street.

The Living area **covers app 30m<sup>2</sup>** and offers wonderful ambience. In this room is suited **high quality fully furnished kitchen with all household elements**. Provided with induction kitchen plate, hood and oven. Also has built-in sink machine, American refrigerator with ice maker and under the counter sink. The counter top is made of **high-quality Quartz stone** - the mentioned material is more resistant to absorption and has greater hardness and resistance to mechanical damage than granite and is therefore increasingly used for kitchen and bathroom counters.

The living room and kitchen form an "open space" and offer interaction between family members and, of course, socializing with guests. The room also has a new sofa set with a panoramic window and exit to the balcony.

All rooms have a window and selected ambient lights. Heating and cooling is arranged with three Mitsubishi air conditioners, and the bathroom has electric underfloor heating and a heating ladder, which is also ideal for drying towels.

The apartment is fully renovated and ready for moving in. Registered in the land register book.

**A big advantage of this the property is additional storage room of 16m<sup>2</sup>** located in the basement of the facility and has a **window, electricity** and it can be used also like working space, fitness, studio and not only for storage things.

The building was constructed in 1956. It covers only 6 apartments and offers pleasant neighborly relations. The residents few years ago replaced windows and doors on common corridor and staircase. In the future are planning restoration of the roof and facades.

In the front of the facility, it is provided one **parking spot**.

**The main advantages:**

- Size : 80m<sup>2</sup>
- Basement : 16m<sup>2</sup>
- Parking spot
- Superb renewed and immediately habitable
- Walking distance to the sea, school, city center
- Bright, spacious, quiet, healthy and safe environment.
- Rarely available. We recommend it.

Conditions of the seller : Payment purchase price in the amount of EUR 448,000.00 + payment costs of 4 %

**Contact us: info@mareal.si**