ID: 3016

# EXCLUSIVE SALE OF A SPACIOUS FAMILY HOUSE IN HIGHLY UNDER CONSTRUCTION

Novi Pavljani, Bjelovar

**156,000 €**
503 €/m²







Newly built house – high unfinished house of 310 m² for the family of your dreams!

A spacious and quality-built house is for sale, offering the perfect combination of top-quality construction and freedom to decorate according to your own wishes. This high unfinished house means that all exterior and structural work has been completed with care and quality materials – including windows, doors and the oak roof structure. The interior spaces are still waiting for your creativity, which provides a unique opportunity to decorate the house according to your style and the needs of your family.

On the ground floor, you are greeted by a spacious living room with natural light, open to the kitchen and dining room, and a large covered terrace that opens onto the yard, lawn and orchard. This is the ideal place to relax with your morning coffee, play with children or socialize with friends in the fresh air.

Upstairs, there are five bedrooms with balconies, spacious and bright, and two bathrooms, which creates the feeling of a comfortable and functional home for the whole family. The high ceilings and spaciousness of each space further emphasize the feeling of openness and brightness. The garage and basement offer additional storage, hobbies, or space organization options to suit your needs. This home is perfect for a family looking for a spacious, high-quality home with the ability to customize the interior finishes to your own vision and style.

The location in Bjelovar further enhances the value of the property. The city offers the peace of a small town while providing excellent connections to Zagreb, making it an ideal location for families looking for a work-life balance. Bjelovar is actively investing in infrastructure development and economic projects, such as the Veliko Korenovo Business Zone, which is bringing new jobs and investment opportunities. Additionally, the Terme Bjelovar / Wellovar project is positioning the city as a new destination for recreation and vacation, which in the long term can increase interest in real estate and improve the quality of life in the area.

This is a rare opportunity to purchase a home that offers top-notch construction, spacious and bright spaces, and the potential to become your dream home.

FOR ALL OTHER INFORMATION CALL:
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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Novi Pavljani, Bjelovar | PROPERTY ID | 3016 |
| PRICE | 156,000 € | TYPE | House |
| AREA | 310 m² | GARDEN AREA | - |
| YEAR BUILT | 2000. | YEAR RENOVATED | - |
| ORIENTATION | Southwest | NUMBER OF FLOORS | - |
| ROOMS | 6 | BEDROOMS | 5 |
| BATHROOMS | 2 | TOILETS | 2 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 8 |
| POOL | - | VIEW AT | City and greenery |
| ACCESS ROAD | - | JOINED ROOMS | Storage room |
| CEILING HEIGHT | 300 cm | ELEVATOR | - |
| HEATING | - | JOINERY | PVC, Excellent |

| | | | |
|---|---|---|---|
| WALLS MATERIAL | Brick, Concrete | WALLS CONDITION | - |
| TILES | - | PARQUET | There is none |
| FACADE | - | ROOF | Mediterranean |
| INTERNAL STAIRS | Good | EXTERNAL STAIRS | Non tiled |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |

## Extra features

- Garage
- Access road
- Tavern
- Terrace
- Balcony
- Pantry
- Yard

## Infrastructure

- Electricity

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