ID: 3018

EXCLUSIVE SALE OF TWO DETACHED HOUSES IN AN ATTRACTIVE LOCATION

Novi Pavljani, Bjelovar

209,000 €
536 €/m^2







Bjelovar offers everything that many are looking for: peace, a safer pace of life and practicality in everyday life. The city is small enough to have everything at hand – kindergartens, schools, shops and all the amenities that make routine easier – and close enough to Zagreb for quick trips and additional opportunities. With visible infrastructure development and projects like Wellovar, the value of real estate in this location is continuously increasing.

Two houses on the same property – ideal for a family or investment!

The Bjelovar-Bilogora County is located in the heart of continental Croatia, on the slopes of the gentle Bilogora, with the constant development of transport infrastructure and other facilities, it is becoming an increasingly desirable destination for living. Due to the increasingly better connections with Zagreb and excellent conditions for entrepreneurs, there are more and more investors in this area. It is precisely in the aforementioned county that the city of Bjelovar is located, which is the largest city in the county, the most hospitable city in Croatia with the development of continental tourism on the wings of the soon-to-open Wellovar, the most modern spa in Croatia.

This unique offer offers two completely different properties on one property, perfect for a combination of family life and investment potential.

The first house – a charming, old manor house is in a partially move-in condition with an area of 80m2. The house needs to be connected to water, a bathroom and a kitchen, and it is possible to move in immediately. The property certainly has enormous potential, which with a complete renovation and a change of layout if desired can be adapted to a very pleasant family life. The house has 6 very large living openings, and its historical character and spacious layout provide creative freedom to create a dream home. It is located in a quiet village, just 4 km from the center of Bjelovar - a combination of privacy, practicality and business potential.

The second house - a newly built, spacious high-rise unfinished house of 310 m^2. Built with high-quality materials: windows, doors and oak roof structure have already been installed. The spacious family house consists of a garage, basement, living room and kitchen with a large covered terrace, as well as five bright bedrooms, each with its own balcony, and two bathrooms. The interior spaces are still awaiting finishing work, which gives you complete freedom to arrange them according to your own wishes and create the perfect home.

Both houses are located next to each other, which creates a fantastic opportunity for a larger family, a combination of living and renting, or an investment project with great potential. The yard offers a lawn and an orchard, ideal for family life or enjoying nature.

Two houses – one opportunity! Take advantage of the opportunity to combine both properties and create your dream home or an investment that grows over time.

Take advantage of this rare opportunity and create a life to your liking!

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Summary

LOCATION	Novi Pavljani, Bjelovar	PROPERTY ID	3018
PRICE	209,000 €	TYPE	House
AREA	390 m²	GARDEN AREA	-
YEAR BUILT	2010.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	9	BEDROOMS	7
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	15
POOL	-	VIEW AT	City and greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Zonal, Air conditioning, Floor heating, Wood stove, Pellet stove	JOINERY	Very good, PVC
WALLS MATERIAL	Stone, Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Channels, Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

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

Infrastructure

- Electricity

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