ID: 3409

HOUSE FOR SALE CENTER NOVA GRADIŠKA

Centar, Nova Gradiška

94,000 €
409 €/m^2







Nova Gradiška is a city also known as the "youngest Croatian city" located in Brodsko-Posavina County. The city exudes late Baroque architecture. With a rich history and culture, Nova Gradiška is an economic center with a well-maintained core. The wood, textile, food and metal industries are very present, as well as developed private entrepreneurship. Over the years, the scope of the economy has increased significantly, an initiative has been launched for an industrial park that attracts increasing interest from investors, both foreign and domestic, year after year. By investing in infrastructure and accompanying facilities, it is becoming more and more interesting and pleasant to live in.

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A house is for sale in the very center of Nova Gradiška, ideal for family life or as an investment. The property has all the necessary connections - electricity, water and gas, and additional value is provided by the yard, well, garage and woodsheds.

A special advantage of this house is its two separate entrances, thanks to which it can be used as two separate residential units, which is an excellent solution for two families, multiple generations or for a combination of living and renting. The rooms have parquet flooring, while the rest of the building has tiles.

The larger residential unit consists of two rooms, a kitchen, a dining room, a bathroom with a toilet and a storage room, while the smaller unit includes one room, a kitchen, a dining room, a bathroom with a toilet and a storage room.

The excellent location in the city center allows quick access to all important amenities such as shops, schools, kindergartens, health institutions and public transport.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Centar, Nova Gradiška	PROPERTY ID	3409
PRICE	94,000 €	TYPE	House
AREA	230 m²	GARDEN AREA	431 m²
YEAR BUILT	1909.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Gas stove, Wood stove	JOINERY	Wooden
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	SEP	ROOF	Bramac
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Access road
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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