



# Apartment for sale in the center of Garešnica

 Centar, Garešnica

 **75,000 €**  
2,500 €/m<sup>2</sup>



Garešnica is a small and charming town located in the northeastern part of Moslavina, within the Bjelovar-Bilogora County. The city of Garešnica invests in its infrastructure and accompanying facilities year after year, and is becoming an increasingly popular location for family living, as well as for business investment.

Right in the very center of Garešnica is a high-quality furnished apartment of 30 m<sup>2</sup>, on the second floor. The apartment consists of an entrance hall, a very comfortable bathroom, a bright living room and a fully equipped kitchen with all elements and appliances. The flooring in the property is varnished wooden parquet throughout the apartment except in the bathroom where the floor and wall coverings are covered with ceramics, it has PVC windows



with double glazing with seven white gas chambers, it has central heating on city gas. The apartment has separate gas, electricity and water meters. As can be seen in the pictures, the apartment is being sold fully furnished with all furniture and all appliances. The apartment is located in a neat and well-maintained building, has a large number of parking spaces within the building's yard, and is located close to all supporting facilities such as a post office, a bank, a library, a bank, a primary and secondary school, and a promenade.

Due to its exceptional location, the aforementioned apartment represents a very interesting property for future owners, whether as a residence or as a catering business, renting it out with a guaranteed return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Dean Žunić

Licensed agent

Family nekretnine d.o.o.

## Summary

|                   |                   |                          |                   |
|-------------------|-------------------|--------------------------|-------------------|
| LOCATION          | Centar, Garešnica | PROPERTY ID              | 3492              |
| PRICE             | 75,000 €          | TYPE                     | Flat              |
| FLAT TYPE         | Studio apartment  | AREA                     | 30 m²             |
| YEAR BUILT        | 1986.             | YEAR RENOVATED           | 2020.             |
| ORIENTATION       | West              | NUMBER OF FLOORS         | -                 |
| ROOMS             | 2                 | BEDROOMS                 | 1                 |
| BATHROOMS         | 1                 | TOILETS                  | -                 |
| DISTANCE FROM SEA | -                 | DISTANCE FROM CENTER     | -                 |
| GARDEN AREA       | -                 | PARKING SPACES           | 1                 |
| POOL              | -                 | VIEW AT                  | City and greenery |
| ACCESS ROAD       | -                 | JOINED ROOMS             | Storage room      |
| CEILING HEIGHT    | 265 cm            | ELEVATOR                 | -                 |
| HEATING           | Central, Zonal    | JOINERY                  | Very good, PVC    |
| WALLS MATERIAL    | Brick, Concrete   | WALLS CONDITION          | -                 |
| TILES             | -                 | PARQUET                  | Excellent         |
| FACADE            | SEP               | ROOF                     | -                 |
| INTERNAL STAIRS   | -                 | EXTERNAL STAIRS          | -                 |
| OWNERSHIP TYPE    | Orderly           | CERTIFICATE OF OWNERSHIP | Yes               |
| USAGE PERMIT      | Yes               | ENERGY CERTIFICATE       | -                 |



## Extra features

- Pantry

## Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line
- Optical internet

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