ID: 3622

# HOUSES FOR SALE IN POŽEGA

Požega

**109,000 €**
545 €/m$^2$







For sale: a house with two residential units, located in Požega, just 1,200 meters from the city center. The property is suitable for two families, a combination of personal residence and rental, or as an investment with potential for further development.

Property Layout:

First Residential Unit – Semi-basement:

The semi-basement contains a studio apartment, which functions as a separate residential unit suitable for living or renting out.

Second Residential Unit:

The second residential unit consists of:

Two bedrooms

A kitchen with a dining area

A bathroom

A storage room

A staircase leading to the attic

The attic is currently unfinished, offering the future owner the potential to renovate it according to their own preferences and needs—whether by creating additional living space or a multi-purpose area.

Property Features and Improvements:

Significant improvements have been made to the house, including a roof renovation, the replacement of exterior joinery (windows/doors), and the installation of thermal insulation.

The living areas feature ceramic tile and laminate flooring.

The property is connected to all necessary utility services.

Important Note: The property does not have an occupancy permit (*uporabna dozvola*).

Location:

The house is located in Požega, approximately 1,200 meters from the city center, providing relatively easy access to urban amenities and daily necessities. This property represents an interesting opportunity for buyers looking for a house with two residential units, the possibility of separate living arrangements, and additional potential for converting the attic.

FOR ANY FURTHER INFORMATION, PLEASE CALL:

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Požega | PROPERTY ID | 3622 |
| PRICE | 109,000 € | TYPE | House |
| AREA | 200 m² | GARDEN AREA | 30 m² |
| YEAR BUILT | 1995. | YEAR RENOVATED | 2021. |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |

ID: 3622

| | | | |
|---|---|---|---|
| BATHROOMS | 2 | TOILETS | - |
| 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 | Very good, PVC |
| WALLS MATERIAL | Brick | WALLS CONDITION | - |
| TILES | - | PARQUET | Laminate |
| FACADE | Very good, Thermal insulation | ROOF | Bramac |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | Non tiled |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | - | ENERGY CERTIFICATE | - |

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## Extra features

- Garage
- Pantry

## Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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