METARNAKVADRAT
011 334 93 95
office@metarnakvadrat.com

SALE / HOUSE / KRUNSKI VENAC





Beograd, Krunski venac, Krunski venac

3600000 EUR

Type of property:	**House**
Structure:	**More than 5 rooms**
Area:	**815 m2**
Floor:	**Basement**
Total floors:	**2**
Year of construction:	**1914.**
Heating:	**Central, Central heating, Floor heating**

- [x] Intercom
- [ ] Elevator
- [ ] Phone
- [x] Luxurious
- [ ] Salon apartment
- [x] Garage
- [ ] Loggia
- [x] Duplex
- [x] Renovated
- [ ] For renovation
- [ ] New construction
- [ ] Upgrade
- [x] Parking lot
- [ ] Terrace

PROPERTY DESCRIPTION

Construction of this townhouse began back in 1914 and was completed in 1921. It was thoroughly renovated in 2005. The building is the work of the renowned architect Jelisaveta Načić. The house is located in the central part of Vračar and consists of four floors. For easier communication between levels, all floors are connected by a hydraulic elevator.

The owners have modernized and maintained the house over the years, using it as a residential space, although it can easily be divided into multiple housing units if needed. Due to its excellent location, the space is also easily adaptable for business purposes.

During the renovation, the owners took into account the legally permitted possibility of adding two more floors (an additional 400 m²), and the existing installations and elevator have been designed and prepared to support this expansion.

Heating is provided by the city’s central heating system, but there is also a combined heating system that includes fan-coil units, underfloor heating, and electric or oil-fired individual heating. The central water heater has a capacity of 500 liters. Pre-installed wiring for solar panels is also in place, allowing for improved energy efficiency of the property.

Though located in the basement, it’s worth highlighting that the property includes a private garage with space for 5 to 6 vehicles.

The house comes with a landscaped yard of approximately 200 m².

Agency commission: 2%