

# Avenija Future Lux - potpuno novi stan u najužem centru Kragujevca (Glavna ulica)

**Cena: 650,00 EUR**

www.oglasi.rs

**Kategorija:** Stanova (Nekretnine, Izdavanje)  
**Lokacija:** Centar (Srbija, Kragujevac, Kragujevac)

**Ulica i broj:** Glavna ulica (Kralja Aleksandra I Kađorđevića, 43)  
**Sobnost:** Trosoban  
**Opremljenost:** Delimično namešten  
**Kvadratura:** 62  
**Grejanje:** Podno  
**Nivo u zgradi:** 6. sprat

**Šifra oglasa:** 03-3008827  
**Datum postavljanja oglasa:** 21.04.2024

**Kontakt:**  
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Dodatne informacije:

Potreban depozit, Terasa, Lift, Parking, garaža, Internet, Telefon, Satelitska, kablovska TV, Klima

Tekst oglasa:

Avenija Future Lux - potpuno novi stan u najužem centru Kragujevca (Glavna ulica) Stan je smešten u najužem centru Kragujevca u Glavnoj ulici (Kralja Aleksandra I Kađorđevića, 43) u novoj lux zgradi "Avenija Future" (novogradnja). Prostor je idealan za IT firme, ordinacije, salone, različite poslovne kancelarije, itd. Stan se izdaje na period po dogovoru. Moguć zakup i za stanovanje po dogovoru. Stan je potpuno nov sa opremljenom kuhinjom i kupatilom. Stan je površine 62m2 i sadrži ulazni hodnik, veliku dnevnu sobu sa kuhinjom, dve odvojene sobe, vešernicu (ostavu) kupatilo, hodnik i balkon. Stan je orijentisan ka jugu sa prelepim pogledom. Raspoloživo privatno garažno parking mesto. Mogućnost zakupa j oš jednog zatvorenog garažnog parking mesta (može se koristiti i kao magacin). Mogućnost ugradnje strujnih priključaka velike snage (npr. za brzo punjenje električnih automobila) kod garažnih parking mesta. Dostupan optički internet priključak velike brzine. Podno grejanje (gas) u svim prostorijama. Italijanska keramika prve klase u prostorijama, kuhinji i kupatilu. Klima uređaj 18000 BTU. Aluminijska stolarija, trosjlona niskoemisiona stakla, punjena argonom i sa termo prekidom, stakla četiri godišnja doba. Klizna vrata ka terasi. Aluminijske roletne sa automatskim prekidačima za spuštanje/podizanje. Sigurnosna ulazna vrata (termo i zvučna izolacija, protivprovalna zaštita, dve brave).

Zvučna izolacija ka hodniku i okolnim stanovima. Kupatilo - podno grejanje, niskošumne cevi, ugradni tuš, ormarić sa lavaboom, konzolna WC šolja sa sporospuštajućom daskom i poklopcem. Odvojeni priključci za gas, struju i vodu. Brzi lift. Tablet IP video interfon. Više informacija na našoj veb prezentaciji: <https://rebrand.ly/avenija-future-lux> English Leasing Commercial Space - Brand New Apartment in Kragujevac Downtown (Main Street) The apartment is located in the very center of Kragujevac, in the Main Street (Kralja Aleksandra I Kačordevića, 43), within the new luxury building "Avenija Future" (newly constructed - 2024). This space is ideal for IT companies, medical practices, salons, and various business offices. The apartment can be rented out for a period according to the agreement. It is possible to lease the apartment for housing (living) upon agreement. The apartment is completely new and comes equipped with a kitchen and bathroom. It spans 62 square meters and includes entrance hallway, a spacious living room with a kitchen, two separate rooms, storage space, a bathroom, a hallway, and a balcony. The apartment faces south, offering a beautiful view. A private garage parking spot is available. There is also the option to lease an additional enclosed garage parking space (which can also be used as a storage). High-power electrical connections can be installed near the garage parking spots (e.g., for fast charging of electric vehicles). High-speed optical internet connection is available. Gas underfloor heating is available in all rooms. Italian first-class ceramics are used in the rooms, kitchen and bathroom. The apartment features an 18.000 BTU air conditioner. Aluminum windows with thermal insulation, three-layered low emission glass, and four-season glass provide excellent insulation. Sliding door lead to the terrace. Aluminum blinds with automatic switches for lowering/raising. Security entrance door (thermal and sound insulation, anti-burglary protection, two locks). Sound isolation in the floor and neighboring walls. Bathroom - underfloor heating, low-noise pipes, built-in shower, cabinet with vessel sink, console toilet with slow-down seat and lid. Separate gas, electricity, and water connections are provided. A tablet IP video intercom system is installed. Speed elevator. Web presentation: <https://rebrand.ly/avenija-future-lux>