



## #48594, Rent - Apartment, Belgrade, KRUNSKA

TYPE OF OBJECT <b>RESIDENTIAL BUILDING</b>	SURFACE AREA <b>270 m<sup>2</sup></b>	THE PRICE <b>€4,000</b>	UTILIZATION <b>AVAILABLE</b>
BEDROOMS <b>4</b>	DAILY ROOMS <b>3</b>	THE FLOOR <b>5</b>	

- FURNISH
- CITY CE
- YES
- 3
- 1
- 1
- 0
- YES
- NO
- 2
- NO

Fantastic apartment in Vracar, between two quiet streets close to the boulevard, and the Metropol Hotel. Numerous commercial facilities in the area, public transport, while the city center is at 20 minutes walking distance. The heart of Vracar, 10 minutes from the Kalenic green-market as well as from Tasmajdanski Park on the other side. The building has its own landscaped plateau with greenery and a couple of cafes, as well as a large garage with physical security. A box garage for two vehicles with storage is at disposal for future tenants. The apartment is a duplex and is housed on the fifth floor, two-side oriented. Exceptional concept and interior with branded lighting and details. At the entrance, there is an anteroom that connects the living and sleeping blocks, as well as the stairs to the upper level and the guest toilet. The living room is interconnected with a dining area and an open kitchen with a counter, and it further leads to the study separated by glass sliding doors. In this part, there is also a screen that can be lowered for the projector, next to the TV, and all opposite the large corner set. The dining table can be extended, so it can seat 12 people. From this part there is an access to a glassed-in terrace of about 6 m<sup>2</sup>. The kitchen is fully equipped with cupboards and top-quality Miele appliances, from a dishwasher, grill, steam oven, aspirator, to a coffee machine. There is a built-in double refrigerator with an ice machine, and there is also a winery in the counter/bar itself. The warm tones of this area, light and volume form the heart of comfort for the whole family to enjoy. The study room is spacious, equipped with built-in closets, and can be converted into a guest room. In the second part of the apartment there is a sleeping block consisting of three rooms, where the main one has its own bathroom with a shower and a large wardrobe. There is also a pantry with a central boiler, a water softener for the entire apartment, as well as a central vacuum cleaner. Two children's rooms have a bathroom with bathtub. The staircase to the first floor is a combination of glass and wood and leads to a gallery that separates the second living room and bedroom. This bedroom has bathroom with shower, and also has a hidden TV in the counter in front of the built-in closets. The second living room has a full-length large planter with foldable windows, so in the summer you get the impression of a large terrace/porch for relaxation. The exceptional energy and comfort of the interior makes this place a rare offer in an excellent location.

