



**VILLA ESTELLA SARAJEVO**

<b>Name of the business building</b>	Villa Estella Sarajevo – Private Residence in Ilidza
<b>Location/Municipality</b>	Luzani neighbourhood, Ilidza Municipality
<b>Ownership</b>	Private ownership – 100%
<b>Purpose of the business building (Regulatory Plan )</b>	<p>Villa Estella Sarajevo is a newly constructed private residence designed to offer a truly unique living experience. This property represents a single housing unit, comprising of a spacious living room in addition to a separate TV room, a large dining area, a separate kitchen, six spacious bedrooms with en-suite bathrooms and built-in wardrobes, as well as an additional domestic staff apartment. For enhanced comfort, residents can enjoy a heated indoor swimming pool equipped with a counter-current system and a hydrotherapy area, a Finnish sauna, and a lift providing easy access to all floors. The property also boasts a magnificent private terrace on the top floor, facing southwest, offering unobstructed views of the Ilidza Alley and Igman Mountain.</p> <p>Villa Estella is a certified low-energy property that relies exclusively on renewable energy sources for its heating and cooling needs, specifically utilizing heat pumps with an air recuperation system.</p> <p>Perfectly suited for larger families seeking a high level of privacy, security, and comfort, this property can be utilized for personal purposes or as a lucrative investment opportunity through rental arrangements. Its design as a residential space makes it an ideal choice for long-term lease, such as an ambassadorial residence, or for short-term tourist rentals accommodating larger groups.</p> <p>The property is fully finished and ready for immediate use, accompanied by complete and proper documentation, including clear ownership, building permit, occupancy permit, and energy certificate. The property is being sold unfurnished, allowing the future owner to customize it according to their specific plans and purposes, whether it be for long-term or short-term rental or for personal use. If there is a need for additional land, there is an opportunity to acquire the neighbouring plot measuring</p>



	1912 m <sup>2</sup> , creating a substantial estate in one of the most desirable locations in Bosnia and Herzegovina.	
<b>Surface (m<sup>2</sup>)</b>	762 m <sup>2</sup> netto	
<b>Land surface (m<sup>2</sup>)</b>	800 m <sup>2</sup>	
<b>Infrastructure</b>	Road connection	Yes
	Electricity	Yes
	Waste	Yes
	Gas	Yes
	Phone & Internet	Yes
	Sewage	Yes
<b>Selling</b>	Yes – In accordance with the agreement with the investor.	
<b>Leasing</b>	No	
<b>Supporting information available</b>	For additional information about this business building, please contact FIPA either by e-mail: <a href="mailto:fipa@fipa.gov.ba">fipa@fipa.gov.ba</a> or phone number: +387 33 278 080	