

FAMILY HOUSE NEAR NOVO MESTO – AUCTION 13.7.2020

- Asset: family house with a yard and functional land
- Location of real estate: Koroška vas 20a, 8000 Novo mesto, ID sign: k.o. 1491 Lakovnice, parc. 1901/2
- Sale details:
 - Sale of ½ of RE on public auction in execution procedure, case no. I 507/2016
 - Sale of other ½ of RE on public auction in bankruptcy procedure, case no. St 2334/2014

RE ID sign	Size	Price in EUR (execution, case no. I 507/2016)	Price in EUR (bankruptcy, case no. St 2334/2019)
1901/2, k.o. 1491 Lakovnice (ID: 3029461)	683 m ²	Starting price: 42.000,00 EUR (security in the amount 8.300,00 EUR must be deposited)	Starting price: 71.190,00 EUR (security in the amount 7.119,00 EUR must be deposited)

SALE IN EXECUTION PROCEDURE case no. I 507/2016

Sale: 2nd public auction of one ½ of RE 1901/2, k.o. 1491 Lakovnice (ID: 3029461)

Date and location of sale: on 13th of July 2020 at 8.30 h in chamber no. 61 at district court in Novo mesto, address: Okrajno sodišče v Novem mestu, Jerebova ulica 2, Novo mesto.

Starting price for ½ of RE: 42.000,00 EUR

Security deposit: 8.300,00 EUR, which must be deposited latest 3 working days before the auction, on district court's bank account no. SI56 01100-6960422243, reference no. SI00 4081-507-2016, addressee Okrožno sodišče v Novem mestu. Security deposit is included into purchase price.

Purchase price deadline: 30 days after public auction.

Inspection on sight of RE: only on proposal of interested buyer, which must be submitted latest 20 days before public auction date. Proposal must be submitted at local court Okrajno sodišče v Novem mestu, Jerebova ulica 2, Novo mesto, with case no. I 507/2016 stated.

SALE IN BANKRUPTCY PROCEDURE case no. St 2334/2019

Sale: 1st public auction with bidding of one ½ of RE 1901/2, k.o. 1491 Lakovnice (ID: 3029461)

Date and location of sale: on 13th of July 2020 at 13.30 h at Chamber of trustees of Slovenia, address: Zbornica upraviteljev Slovenije, Dunajska cesta 156, 1000 Ljubljana

Starting price for ½ of RE: 71.190,00 EUR

Security deposit: 7.119,00 EUR, which must be deposited latest 1 working day before the auction, on bankruptcy trustee's fiduciary bank account no. SI56 6100 0002 2847 921, SWIFT: HDELSI22, addressee Upraviteljica v postopkih zaradi insolventnosti, Maja Albreht s.p., Rimske terase 28, 3313 Polzela. Please state payment description: "Security deposit for set 2 – 1901/2, k.o. 1491". Security deposit is included into purchase price.

Purchase price deadline: 30 days after contract signature.

Inspection on sight of RE: contact bankruptcy trustee Maja Albreht, e-mail: maja.albreht@hotmail.com or phone no.: 00386 40 216 420.

REAL ESTATE DESCRIPTION

The land is located in a village environment and in nature represents the building land of the house, a yard and a functional land. The intended use is building land. The roads in the immediate vicinity are partly in asphalt and partly in macadam. There are no pedestrian pavements. Access to the house is in asphalt.

The house is three-storey high (ground floor, first floor and attic), with a net floor space of 424,87 m². Year of construction is 1971, roof was renovated in 1990, facade in 1991. House heating is central, communal connections: electricity and water supply. The apartment has a kitchen, bathroom, toilet and 3 rooms, open terrace, balcony, loggia. The house also has a garage (30m²), storage-dryer-laundry, basement (72m²). In addition to the 2-car garage, there are 2 outdoor parking spaces.

Location: 9.5 km from Novo mesto Municipal administrative centre and 12.5km from Novo mesto east highway drive-out.

Estimated value of the property: according to the appraisal dated 28th of March 2019, total value of property is estimated at 160,000.00 EUR. Half of the property is appraised at 80,000.00 EUR.