

## PRIMOŠTEN VILLA MODERNE ELEGANCIJE H4, Primošten, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PRIMOŠTEN VILLA MODERNE ELEGANCIJE H4
Property for:	Sale
House type:	detached
Property area:	146 m <sup>2</sup>
Lot Size:	463 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	493,346.00 €
Updated:	Apr 15, 2024

### Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Primošten
City area:	Primošten
ZIP code:	22202

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking spaces:	1

### Description

Description:	PRIMOŠTEN VILLA OF MODERN ELEGANCE H4 HOUSE H4 The stated price includes VAT. Land size m <sup>2</sup> 463.00 m <sup>2</sup> House m <sup>2</sup> 122.30 m <sup>2</sup> Terrace m <sup>2</sup> 23.93 m <sup>2</sup> Total m <sup>2</sup> 146.23 m <sup>2</sup> Parking places 1 Car pot option Pool option SPA
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Hot tube option Bioclimatic pergola option The construction principle is "turnkey", which includes the installation of the following: heating/cooling system, floor coverings (ceramic tiles, laminate/parquet), fitted bathrooms, fireplace chimney, land surrounded by low natural stone walls, paved car access, landscaped garden and garden, and swimming pool. The needs and wishes of our clients come first, which is why the concept of "property management/maintenance" was designed during the period when you are not staying in it (includes cleaning, repairs, rental services, etc.). For more detailed information, feel free to request a more extensive brochure in PDF format and a detailed specification of the building. EXTERIOR The modern elegance and aesthetically designed property will surely capture your attention. Every square meter of this garden is decorated with great emphasis on stylish details, from the terrace paved with modern and elegant tiles, the extremely beautiful and detailed porch, next to the pool there is a relaxation area that is raised two steps higher than the pool, decorative bushes, palm trees, cypress and flowers in the yard. The combination of a stone facade with a glass fence stands out on the house. The garage is connected to the house and you can enter the house directly from it. INTERIOR GROUND FLOOR - a large and rich entrance to the house, connected as one unit with a large modern kitchen, a beautiful dining room and a living room, which are lowered by one flight of stairs, from which there is a view of the pool and garden through large sliding doors from one side to the other. Next to the entrance on the right side there is a wardrobe, and on the left side there is a staircase leading to the first floor. On the right side of the kitchen there is a pantry that is connected to the outside dining area. On the ground floor there is a garage from which you can enter the house, as well as a large bathroom and a beautiful large bedroom with access to the area around the pool. FLOOR - on the first floor there are two large bedrooms, each with its own bathroom and access to the terrace. The property is located in an excellent location, 900 meters from the old town of Primošten, 600 meters from the beach and 300 meters from the port. Construction will begin in March 2024, and occupancy is expected in March 2025. Don't miss this unique opportunity. Contact us with confidence. Damir Varošaneć 00 385 (0)99 733 53 07 Ante Goleš 00 385 (0)99 222 30 54 ID CODE: DA1236

## Additional contact info

Reference Number: 466630  
Agency ref id: DA1236