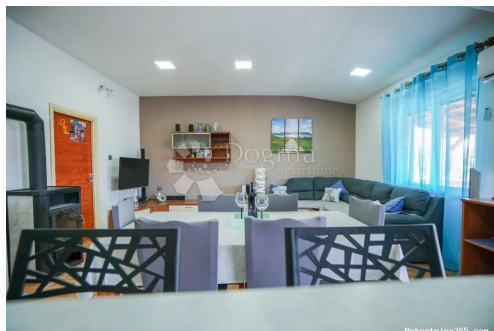


## ZADAR - STANOVI - APARTMANSKA KUĆA, Zadar, House



### 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:	ZADAR - STANOVI - APARTMANSKA KUĆA
Property for:	Sale
House type:	in sequence
Property area:	312 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	13
Bathrooms:	4
Price:	650,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2001
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### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar
City area:	Stanovi
ZIP code:	23000

### Permits

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

### Additional information

Energy efficiency:	B
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### Parking

Number of parking spaces:	2
Covered parking space:	yes

## Description

### Description:

Investment opportunity! Well-maintained apartment house near Višnjik Arena in Zadar. For sale is a well-maintained apartment house located in close proximity to Višnjik Arena in Zadar. The house consists of three separate residential units, perfect for renting out, and on the ground floor, there are two additional rooms that are designed to function as a one-bedroom apartment. The house is southwest oriented and enjoys abundant light and warmth. Particularly noteworthy is the five-bedroom apartment on the upper floor, which features a spacious enclosed terrace, ideal for both summer and winter stays. The ground floor of the house comprises a spacious two-bedroom apartment that offers comfort and convenience. It consists of a kitchen and living area, two bedrooms, a hallway, a bathroom, and a covered terrace. The ground floor also includes a covered courtyard, perfect for outdoor enjoyment, a summer kitchen with a fireplace, a bathroom, and two additional rooms. There are also two parking spaces, one covered in the house's yard, and the other located beside the house. On the upper floor, there is a one-bedroom apartment and a five-bedroom apartment. The one-bedroom apartment is newly constructed and modernly furnished, featuring a living area, kitchen, bedroom, bathroom, and a large sunny terrace. The five-bedroom apartment offers ample space for larger families or groups of friends, comprising a spacious living area, a modern kitchen, five bedrooms, a bathroom, a separate toilet, and a closed terrace. All apartments are equipped with a dishwasher and a washing machine. The house has a total of four air conditioning units. There is also a chimney, allowing for the option of heating with wood or pellets. This well-maintained apartment house is situated in an excellent location, not far from Višnjik Arena. All necessary amenities for daily living are within close proximity, including a school, kindergarten, shops, pharmacy, bakery, park, playgrounds, and a bank. A bus stop for public transportation is also nearby, providing easy and quick access to other parts of the city. This property represents an extraordinary investment opportunity, as the already established rental business of the apartments ensures a stable income. The nearest Kolovare Beach and the city center are just a short ten-minute drive away, offering the chance to enjoy the beautiful Adriatic Sea and all the attractions that Zadar has to offer. Don't miss out on this unique opportunity! Contact us today to arrange a viewing of this apartment house near Višnjik Arena in Zadar. Contact: Vedrana Bašić +385919077396 ID CODE: DA1926

## Additional contact info

Reference Number: 496142  
Agency ref id: DA1926