

KUĆA ŽRNOVNICA- STAN NA TRI ETAŽE, Split - Okolica, 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>
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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:	KUĆA ŽRNOVNICA- STAN NA TRI ETAŽE
Property for:	Sale
House type:	detached
Property area:	148 m ²
Lot Size:	100 m ²
Bedrooms:	5
Bathrooms:	2
Price:	230,000.00 €
Updated:	Apr 15, 2024

Condition

Built:	1985
Last renovation:	2010

Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Split - Okolica
City area:	Žrnovnica
ZIP code:	21000

Permits

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



Additional information

Energy efficiency:	In preparation
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Description

Description:	In the town of Žrnovnica, which is located east of the city of Split, in the passage under Mosor on its southern side and on the northern side of the Perun hill, next to the river Žrnovnica, in the central part of the village, this pleasant and beautiful three-story house with a gross area of 148.19m ² is for sale. This location provides
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a balance between peace and proximity to all essential facilities, good traffic connections and proximity to the city of Split, and a distance of 3 km to the sea and the main road leading to the city itself. In the immediate vicinity, there are mostly individual residential buildings and undeveloped land. Parking is available in the immediate vicinity of the subject property along the paved street.

STRUCTURE OF THE APARTMENT: The building is accessed directly from the public area, i.e. a concrete road that leads to its own yard. The apartment has three floors, i.e. ground floor, first floor, attic. Communication between floors is achieved by an internal iron staircase. The adaptation of the house was made in 2010, and it has a renewed high-quality roof that does not require additional investments. The ground floor contains a kitchen, a dining room and a living room, as well as a storage room with a piped installation for the installation of a toilet. The floor has a net area of 36.42 m². The internal stairs lead to the second floor, which contains two spacious bedrooms with a net area of 14.69 m² and 12.53 m² and a bathroom/toilet of 5.51 m². The first floor is 36.38m² in total. Arriving on the 2nd floor, i.e. the attic, which is a total of 34.91m², there are two attic bedrooms. One of them has the most beautiful view of this pleasant house on the rest of the town and the Perun hill. The floor contains another bathroom that is not currently being used. There is also an entrance to the stone cellar or tavern from the yard. **POTENTIAL:** In addition to residential space, this property also has potential for rent. The property is well functional and sustainable, quality construction, plastered and painted. A minor adaptation of the interior space and interior design is required. Overall, this house and this three-story apartment offer a quiet living space close to all essential amenities. In addition, it has the potential to generate income through rent, which makes the house an attractive investment opportunity. For any additional information and viewing of the property, please feel free to contact me in order to offer you a personalized approach and discreet service of finding a property according to your wishes and preferences. Contact: Milana +385916055138 ID CODE: ST1515

Additional contact info

Reference Number: 544096
Agency ref id: ST1515