

## POLAČA U ZALEĐU BIOGRADA NA MORU - KUĆA U VISOKOM ROH BAU, Polača, 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:	POLAČA U ZALEĐU BIOGRADA NA MORU - KUĆA U VISOKOM ROH BAU
Property for:	Sale
House type:	detached
Property area:	210 m <sup>2</sup>
Lot Size:	477 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	1
Price:	240,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1997-1998
Last renovation:	2023

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Polača
City area:	Polača
ZIP code:	23423



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	4
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### Description

Description:	Polača in the Hinterland of Biograd na Moru - House in Advanced Shell Construction Investment and tourism opportunity. The house consists of 105 m <sup>2</sup> on the ground floor and 105 m <sup>2</sup> on the first floor, built on a plot of 582 m <sup>2</sup> . The ground floor was intended for commercial space, while the first floor was designed for residential use. An internal staircase leads to the first floor, which comprises a
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kitchen and living room, a bathroom, and three bedrooms. The ground floor can be arranged as one or two separate apartments. This is an ideal opportunity for investment and engagement in tourism. The spacious yard allows for the construction of a pool. From the first floor, there is a view of Lake Vransko. The house is constructed with concrete blocks; only the partition walls on the first floor are made of brick blocks. Samalander aluminum joinery, 10 cm Styrofoam insulation, new roof, automatic garage doors. The house has a three-phase power connection, water connection, and its own septic tank; all necessary connections are already installed in the building. Polača is very well connected, and in just a 10-minute drive, you can reach Biograd na Moru. The highway is 6 km away, and Zadar Airport is 25 km away. Contact me immediately to seize this exceptional opportunity! For additional information or to schedule a viewing, feel free to contact me: +385 91 9077 396. Contact: Vedrana Bašić Mobile: +385 91 9077 396 Email: vedrana.basic@dogma-nekretnine.com ID CODE: DA100061861

### Additional contact info

Reference Number: 552100  
Agency ref id: DA100061861