

## LUKSUZNA KAMENA VILA SA BAZENOM, OKOLICA ZADRA, Poličnik, House



### Seller Info

Name: Adria Team  
First Name: Adria  
Last Name: Team  
Company Name: Adria Team Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://adriateam.com>  
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Region: Zadarska županija  
City: Zadar  
ZIP code: 23000  
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About us: Pratimo Vas u cijelom postupku kupoprodaje neretnine i vodimo brigu o svim bitnim detaljima umjesto Vas. Nudimo Vam široki spektar usluga i pružamo kompletan pravni servis, od provjere dokumentacije vezane uz određenu nekretninu, Ugovora o kupoprodaji sa prijevodom na/sa jezika prodavatelja i kupca ako se radi o strancima (češki, slovački , po potrebi i na druge jezike) pa sve do uknjižbe prava vlasništva i promjene posjedovnog stanja, kao i predaje porezne prijave u poreznu upravu.

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nekretninama.

Upisani smo u Registar  
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nekretnina pri HGK u RH te  
smo potpisnici Kodeksa etike u  
poslovanju posrednika u  
prometu nekretnina.

Reg No.: 38/2017

## Listing details

### Common

Title:	LUKSUZNA KAMENA VILA SA BAZENOM, OKOLICA ZADRA
Property for:	Sale
House type:	detached
Property area:	410 m <sup>2</sup>
Lot Size:	560 m <sup>2</sup>
Bedrooms:	9
Bathrooms:	3
Price:	1,250,000.00 €
Updated:	Jan 22, 2024

### Condition

Condition: Kept

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Poličnik
City area:	Poličnik
ZIP code:	23241

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Infrastructure:	Water, Air conditioner, Black pit
Energy efficiency:	A

## Description

Description:

iful stone villa for sale in Murvica, with swimming pool, a place only ten minutes drive from Zadar. The courtyard is paved with stone, enclosed by a stone wall with a wrought iron fence with LED lighting. The fence has three doors that open remotely and can also be opened from the house. The garden is landscaped with an automatic watering system. In the basement of the house there is a training room with four bathrooms, a table for table tennis, Swedish ladders, and the hall is planned to be equipped with all exercise equipment, whirlpool pool and sauna and would be a small wellness center. Next to the hall is a tavern for friendly gatherings, with fireplace, kitchen, benches, but also a large TV and toilet. The interior of the villa is breathtaking - everything is decorated in the same style and top quality. The interior doors and all the furniture are handmade, made of quality oak. Underfloor heating was installed, ventilation, video intercoms and video surveillance of the house with 8 cameras were carried out throughout the house, which can also be monitored via mobile phones. The walls are extremely well insulated (the wall thickness is about 80 cm) so although the house is relatively close to the road, the noise of the car is not audible at all in the apartment. The joinery is green on the outside and white on the inside, with triple glazing. On the high ground floor there is a three bedroom apartment with kitchen, large dining and living room, bathroom with jacuzzi and a large terrace. Upstairs there are two apartments, one and two bedrooms, top quality. The house is registered for tourist rental business, and the apartments are categorized with three and four stars. NOTE: Agency fee not included in the price! Custom ID: 20414170N Energy class: A

## Additional contact info

Reference Number: 562056  
Agency ref id: 20414170N