

## LUKSUZNA VILA S BAZENOM, RAŽANAC, Ražanac, 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>  
Country: Croatia  
Region: Zadarska županija  
City: Zadar  
ZIP code: 23000  
Address: Matije Gubca 40  
Mobile: 00385992988355  
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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.

Za klijente koji žele u Hrvatskoj investirati nudimo prezentaciju investicijskih projekata, pravno te financijsko savjetovanje.

Suradujemo s odvjetnicima, javnim bilježnicima, geodetima, projektantima, građevinarima te sa svim ostalim stručnjacima vezanim za gradnju i promet

nekretninama.

Upisani smo u Registar  
posrednika u prometu  
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 VILA S BAZENOM, RAŽANAC
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	1500 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	2,950,000.00 €
Updated:	Jan 22, 2024

### Condition

Condition:	Kept
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### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Ražanac
City area:	Ražanac
ZIP code:	23248

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Infrastructure:	Water, Black pit
Energy efficiency:	In preparation

## Description

Description:

We offer for sale a luxurious villa with a swimming pool on a quiet location. The villa has three floors - on the first floor there is studio for guests (room with bathroom), kitchen with dining room, living room with fireplace and large terrace. On the 2nd floor there are two bedrooms, each room has its own bathroom (hydromassage bathtub). On the terrace is large, well-made swimming pool 15x4 with a depth of 0.5 - 3 m. There is an outdoor toilet and shower by the pool. The pool has automatic cleaning and a vacuum cleaner for dirt. On the ground floor of the house are 2 garages, laundry room and technical room for heating, swimming pool and all other equipment in the house. The house is built of high quality materials, it is sold completely furnished and equipped. The price includes complete equipment for pool and terrace (deckchairs, sofas, tables, umbrellas...) The villa was built on a cascading plot of 1500 m<sup>2</sup>. The yard is paved and surrounded by a high wall for privacy. The villa is protected by an alarm. For any additional information about the property and to arrange a tour, feel free to contact us at any time with confidence. Custom ID: 2041455N Energy class: U izradi

## Additional contact info

Reference Number: 562063  
Agency ref id: 2041455N  
Contact phone: +385 (99) 298-8355