

## OBNOVLJENA KAMENA KUĆA, BLIZINA PLAŽE RUČICA, PAG - ZUBOVIĆI, Novalja, 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:      | <a href="https://adriateam.com">https://adriateam.com</a>  |
| Country:      | Croatia  |
| Region:       | Zadarska županija  |
| City:         | Zadar  |
| ZIP code:     | 23000  |
| Address:      | Matije Gubca 40  |
| Mobile:       | 00385992988355   |
| Phone:        | 0038523335880  |
| About us:     | Pratimo Vas u cijelom postupku kupoprodaje nekretnine 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:         | OBNOVLJENA KAMENA KUĆA, BLIZINA PLAŽE RUČICA, PAG - ZUBOVIĆI |
| Property for:  | Sale   |
| House type:    | in sequence  |
| Property area: | 110.45 m <sup>2</sup>  |
| Bedrooms:      | 4  |
| Bathrooms:     | 3  |
| Price:         | 219,000.00 €   |
| Updated:       | Jan 22, 2024   |

### Condition

|            |               |
|------------|---------------|
| Condition: | Newly adapted |
|------------|---------------|

### Location

|                        |                        |
|------------------------|------------------------|
| Country:               | Croatia                |
| State/Region/Province: | Ličko-senjska županija |
| City:                  | Novalja                |
| City area:             | Zubovići               |
| ZIP code:              | 53296                  |

### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|



### Additional information

|                    |                |
|--------------------|----------------|
| Infrastructure:    | Water          |
| Energy efficiency: | In preparation |

## Parking

Number of parking spaces: 1

## Description

Description:

Renovated stone house for sale in the indigenous town of Zubovići on island Pag, which exudes a real Dalmatian atmosphere. The house is located only 10 minutes from Novalja, and is ideal for a quiet vacation or living near all amenities. The house is old stone that has been completely renovated and upgraded and is actually brand new, completed in 2021. The land is the size of a house, 54 m<sup>2</sup> floor plan. The house has a lower separate part which is partly on the ground floor since it is a hill. It consists of 3 floors - on the ground floor there is a tavern, and on the first floor is a living room. Above the separate part there are two floors - on the ground floor there is a kitchen and living room and on the first floor are 2 bedrooms. Each floor has a bathroom with toilet. The bathroom on the ground floor (separate floor) has a small walk in bath and toilet. On the middle floor there is only a toilet, and on the first floor there is a toilet and a jacuzzi tub. At the top of the house is a terrace over the entire roof, paved with stone and has a beautiful view of the entire bay. In front of the middle floor is a small entrance terrace of approximately 3m<sup>2</sup>. Water installations for solar panels have been carried out to the terrace, and the house also has a parking lot of 75 m<sup>2</sup>, about 50m from the house. The sea is about 400-450 meters. Nearby is the Ručica canyon and other beautiful sandy and pebble beaches. For all additional information and the date of the tour, feel free to contact us at any time. Custom ID: 20421010N Energy class: U izradi

## Additional contact info

Reference Number: 562110  
Agency ref id: 20421010N