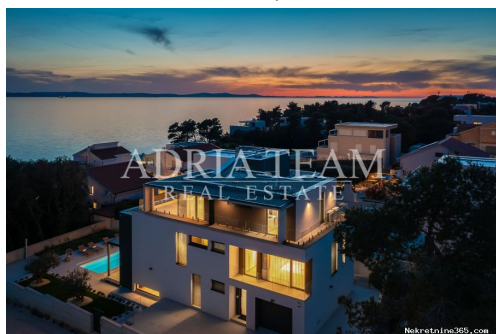


LUKSUZNA VILA S BAZENOM, 50 M OD MORA, PETRČANE - ZADAR, Zadar - Okolica, House



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
Phone:	0038523335880
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, 50 M OD MORA, PETRČANE - ZADAR
Property for:	Sale
House type:	detached
Property area:	325.10 m ²
Lot Size:	655 m ²
Bedrooms:	5
Bathrooms:	3
Price:	2,250,000.00 €
Updated:	Jan 22, 2024

Condition

Newbuild:	yes
Condition:	Kept

Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar - Okolica
City area:	Petrčane
ZIP code:	23231

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Infrastructure:	Water, Air conditioner, Sewage
Energy efficiency:	In preparation



Parking

Garage: yes
Number of parking spaces: 3

Description

Description:

Luxury villa with pool for sale, 50 m from the sea, Petřčane - Zadar, Luxury villa located in Petřčane, 12 km from Zadar. 50 meters from the sea and the beach. In front of the villa is a pine grove. The villa consists of three floors, the first floor consists of a large living room with dining area and a spacious kitchen, toilet and garage with storage. The second floor consists of three separate rooms (two rooms with sea view, one room with balcony), 1 bathroom with shower and separate toilet, 1 bathroom with shower and bathtub and separate toilet, laundry room with dryer and washing machine, rooms have dressing rooms, balcony. The third floor consists of VIP apartments with private bathroom with shower and bathtub, in the bedroom with sea view, kitchen and separate toilet. VIP apartment has a spacious terrace overlooking the sea. In the exterior, the villa has one small covered outdoor terrace and one main terrace covered with an aluminum bioclimatic control pergola, an outdoor shower, a heated ceramic self-cleaning pool and three outdoor parking spaces. Dimensions of a luxury villa: First floor - area 84.61 m², garage 19.25 m², side terrace 9.2 m², main terrace 37.4 m² Second floor - area 105.12 m² and balcony room 6.3 m² Third floor - area 49.5 m², terrace around the 3rd floor 27.6 m² and the main terrace of the VIP apartment 26.25 m² A total of 342.43 m² EQUIPMENT: - The villa has air conditioning Daikin (Belgium) - The villa has a heated freshwater self-cleaning ceramic pool (3.2 x 8.0 m) by COMPASS (Australia) - Bioclimatic aluminum pergola and remote control terrace manufactured by BRUSTOL (Belgium) - Surveillance system - Alarm - Preparation for outdoor fireplace - Interior ceramic floors and walls MARAZZI (Italy), terraces and areas around the pool, parking tiles RAKO (Czech Republic) - The whole villa has solid oak floor coverings hr. 25 mm SPAČVA (Croatia) - In the living room there is a fireplace from the well-known manufacturer FOCUS (France) - Tailor-made dining table made of exotic wood AKÁCIA (Thailand) filled with resin - In the living room there is a unique root (size 2x3m) root of exotic wood ACACIA - The villa has electric windows in the bathrooms, toilets, apartments A and apartments B, lighting EGLO (Germany) - Sanitary facilities LAUFEN (Germany) and bathroom faucets and shower panels TRES (Spain) - Beds of the highest quality from the manufacturer SAFRON (Slovakia))

composition and quality at the level of the well-known bed manufacturer Hästens (Sweden) - Custom curtains - Quality Viessmann solar panels (Germany) with automatic overheating protection For all additional information and agreement on the date of the tour, feel free to contact us at any time with confidence. Custom ID: 20421461N Energy class: U izradi

Additional contact info

Reference Number: 562148
Agency ref id: 20421461N