

## TRAKOŠĆAN PREKRASNA KUĆA ZA ODMOR UZ JEZERO A3, Bednja, 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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ZIP code: 51000  
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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:         | TRAKOŠĆAN PREKRASNA KUĆA ZA ODMOR UZ JEZERO A3 |
| Property for:  | Sale   |
| House type:    | detached                                       |
| Property area: | 70 m <sup>2</sup>                              |
| Lot Size:      | 1600 m <sup>2</sup>                            |
| Bedrooms:      | 3  |
| Bathrooms:     | 1  |
| Price:         | 310,000.00 €                                   |
| Updated:       | Apr 15, 2024                                   |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2023 |

### Location

|                        |                      |
|------------------------|----------------------|
| Country:               | Croatia              |
| State/Region/Province: | Varaždinska županija |
| City:                  | Bednja               |
| City area:             | Trakošćan            |
| ZIP code:              | 42253                |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |    |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 3 |
|---------------------------|---|

## Description

### Description:

TRAKOŠĆAN - BEAUTIFUL HOLIDAY HOUSE BY THE LAKE A3 This beautiful house is located in a quiet place, in a beautiful area, next to Lake Trakošćan itself. It is located within the "ADRIA HOMES" property, which, with its special location, project, appearance, energy efficiency and content, has completely integrated into the beauty of this area. The property consists of three holiday homes, each of which has its own space, peace and oasis. It is in an ideal location for every season, it is up to you to decide which will be more beautiful and interesting for you. The estate "ADRIA HOMES" is located right next to the lake, on a plot of 5,000 m<sup>2</sup>. Each house has a covered terrace of 40 m<sup>2</sup> and an uncovered terrace of 30 m, and has a wellness area with a sauna and a jacuzzi tub. The holiday home is 70 m<sup>2</sup> and consists of a living room, kitchen, dining room, two spacious bedrooms, separate toilet, modern bathroom, covered terrace and sun deck. The house is air-conditioned, and the heating is with heat pumps, air conditioning and a fireplace. Modern construction, energy-efficient house and its excellent design fit in with their appearance and contents in the beautiful environment of the people of Trakošće. This beautiful house is perfect for an escape from the busy city life. The house is also intended for tourist rental because it is categorized as a 4-star vacation home and can bring the owner a quick return on investment through tourist rental. A completely organized tourist rental service in houses is transferred to the customer. If you want for yourself and your family a perfectly positioned house in a quiet location where you can enjoy new beauties during different seasons, or if you want to start a good tourist business throughout the year, this property is the ideal opportunity for you. TRAKOŠĆAN: Thanks to the beauty, history, culture, peace and ideal location, all generations can find their refuge in Trakošćan, spend an unforgettable vacation while simultaneously getting to know the cultural heritage and enjoying the ambiance of unrepeatable natural beauty. Close to Zagreb, Vienna, Ljubljana, Venice, this gem of continental Croatia is one of the most beautiful castles in Europe, located in a beautiful landscape. It is described as fairy-tale and almost unreal, one of the most romantic places in Croatia. Its history is almost 800 years long and it has been attracting tourists for more than half a century. A special and recognizable feature of Trakošćan is a large romantic lake, about one and a half kilometers long and two and a half meters deep. The water heats up to 22 degrees in the summer, while in the winter the surface of the lake freezes over and stays that way for up to three months. Pedestrian and bicycle paths have been arranged next to the lake itself, which turn the area into a beautiful and unique promenade. As the popularity of staying in nature through sports and recreational facilities, i.e. outdoor sports, is growing in recent times, active tourism has also developed in Trakošćan. The surroundings of the Trakošćana castle are a perfect training ground for running and cycling, Nordic walking, rowing, fishing ... (Lake Trakošća and surroundings), hiking (Ivančica, Ravna gora), hunting and fishing (local reserves - in the immediate vicinity), paragliding (Ravna mountain). In the immediate vicinity are Tuheljske toplice, Krapinske toplice, Stubičke toplice, Varaždinske toplice and Toplice Sv. Martin na Mura with its wonderful facilities and healing waters. In

addition to the Trakošćan castle, there are also cultural facilities, facilities and events that you should not miss visiting: Varaždin: palaces, museums, bell towers, Old Town, Varaždin Cemetery, Špancirfest, Varaždin Baroque Evenings. Lepoglava: lace museum Krapina: Museum of Krapina prehistoric man Zagreb with all its cultural, urban and other contents Čakovec: Zrinski Castle, Veliki Tabor Castle Maruševac: castle and a lot more. And you can complete all this with gastronomic experiences in the restaurants Vuglec Breg Krapina, Klet Kozjak Krapina, Bedem Varaždin, Bernarda Varaždinske toplice, a number of rural tourist OPGs in the immediate vicinity and the vineyards and wineries of Štigova and St. Urban where you can taste the top wines of increasingly famous Međimurje winemakers. The destination itself is connected to all the centers of Europe by a highway 4 kilometers away from "County of Trakošćan", which enables quick access to regional centers (Ljubljana 160 km, Rijeka 220 km, Graz 120 km, Vienna 300 km, Trieste 250 km...). INFORMATION: We will be happy to provide you with all the information, enable you to view and enjoy this beautiful region. The price does not include VAT. Contact us with confidence. Damir 00 385 (0)99 733 53 07 ID CODE: VZ1703

### Additional contact info

Reference Number: 572800  
Agency ref id: VZ1703