

## BENKOVAC – PREKRASNA VILA NA ODLIČNOJ POZICIJI, Benkovac, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	BENKOVAC – PREKRASNA VILA NA ODLIČNOJ POZICIJI
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	460 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	625,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Benkovac
City area:	Benkovac
ZIP code:	23420

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	3
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### Description

Description:	BENKOVAC - BEAUTIFUL VILLA IN A GREAT POSITION This beautiful villa is located in an ideal position in the town of Benkovac, close to the city
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center, school, kindergarten, cultural center, and yet in the peace that a villa like this deserves. An excellently designed, functional and above all beautiful villa, which will provide you with everything you want to live in a quiet, beautiful small town with all the necessary services you need. And in fact, you are 30 km from Zadar, the most beautiful beaches in Dalmatia, close to the highway and the airport. Benkovac is a town in Northern Dalmatia, developed at the transition from the fertile area of Ravni Kotar to the rugged area of Bukovica. Although it is located on the eastern edge of the Ravnokotar plain, as the only urban settlement it is considered the center of that area. In addition to the city center and peaceful life, it has also become a highly sought-after destination in tourism, great interest in villas with a swimming pool and peace, yet close to everything, enable such facilities and a very large business tourism potential, which many in Benkovac and the surrounding area are already using. The villa is located on a building plot of 614 m<sup>2</sup> and has a gross floor area of 127.42 m<sup>2</sup>, it has two floors and an auxiliary building. It has access from two sides, by an asphalted and beautifully landscaped road. The villa has a ground floor, a first floor, an auxiliary building, a swimming pool and a very pleasant environment. The ground floor consists of: Living room, dining room and kitchen 36.85 m<sup>2</sup> Staircase 11.78 m<sup>2</sup> Hallway 1 2.36 m<sup>2</sup> Bathroom 1 4.20 m<sup>2</sup> Bedroom 1 12.75 m<sup>2</sup> Toilet 4.03 m<sup>2</sup> Dining room 17.19 m<sup>2</sup> Covered entrance 1.16 m<sup>2</sup> Covered terrace 4.44 m<sup>2</sup> TOTAL GROUND FLOOR 94.76 m<sup>2</sup> The floor consists of: Hallway 2 3.93 m<sup>2</sup> Bathroom 2, 3.85 m<sup>2</sup> Bedroom 2 14.06 m<sup>2</sup> Bedroom 3 11.83 m<sup>2</sup> Bathroom 3 2.36 m<sup>2</sup> Sleeping owl 4 16.18 m<sup>2</sup> Bathroom 4 3.42 m<sup>2</sup> Loggia 1 4.29 m<sup>2</sup> Loggia 2 2.16 m<sup>2</sup> TOTAL FLOOR 62.08 m<sup>2</sup> Auxiliary building - tavern consists of Tavern 7.01 m<sup>2</sup> Staircase 1.93 m<sup>2</sup> TOTAL AUXILIARY BUILDING 8.54 m<sup>2</sup> TOTAL USEFUL AREA 168.78 m<sup>2</sup> GROSS AREA OF THE RESIDENTIAL BUILDING 200.56 m<sup>2</sup> The villa is being built with high-quality materials, the final scheduled completion date is the end of 2024. Ownership clean with all necessary papers and without any encumbrance. The surroundings of the villa itself are beautiful and natural, in the background there is a landscaped olive grove, and next to it there are two other construction sites of identical shape, which are also intended for the market. Don't miss this opportunity. Contact us with confidence. Damir Varošaneć 00 385 (0)99 733 53 07 damir.varosanec@dogma-nekretnine.com ID CODE: DA100062269

## Additional contact info

Reference Number: 574191  
Agency ref id: DA100062269