

## PAKOŠTANE - Prostrana katnica s tri apartmana, Pakoštane, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	PAKOŠTANE - Prostrana katnica s tri apartmana
Property for:	Sale
House type:	detached
Property area:	247 m <sup>2</sup>
Lot Size:	377 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	13
Bathrooms:	3
Price:	499,000.00 €
Updated:	Oct 15, 2024

### Condition

Built:	1997
--------	------

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Pakoštane
City area:	Pakoštane
ZIP code:	23211

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	B
--------------------	---



### Parking

Number of parking spaces:	4
---------------------------	---

### Description

**Description:**

PAKOŠTANE - Spacious apartment house with three apartments For sale is a spacious apartment house with three separate apartments, a tavern and a summer kitchen in a quiet location in Pakoštane near Biograd na Moru. The house with a total living area of 222.4 m<sup>2</sup> consists of a basement, ground floor and first floor. In the basement of the house there is a large tavern and a boiler room with a total area of 28.30 m<sup>2</sup>. On the ground floor there are two fully equipped and air-conditioned apartments. Each has 47 m<sup>2</sup>, and consists of a kitchen, living room, two bedrooms, bathroom and balcony. Central floor heating was also implemented. On the first floor of the house there is a large apartment in the low Roh Bau design of a total of 99.30 m<sup>2</sup>. It consists of a kitchen, dining room and living room, three bedrooms, a bathroom and a spacious terrace. The bathroom has been prepared for underfloor heating, and it is necessary to install floor coverings. In the yard of the house there is a garden and a summer kitchen with a barbecue and an additional toilet with a total area of 25 m<sup>2</sup>. Private parking with four parking spaces is also available. Thermal insulation was used for the facade, and PVC joinery was installed in all apartments. The house is located in an extremely quiet location in the small town of Pakoštane near Biograd na Moru. The facility is 500 m from the sea and the first beach, and in the immediate vicinity there is a shop, school, kindergarten and restaurants. Next to Pakoštane is the Vrana Lake Nature Park. This ornithological reserve is also the largest natural lake in Croatia, and next to it is Maškovića Han, the westernmost building of Islamic architecture dating back to the 17th century. The urban center of Zadar is 35 km away, and the nearest airport is 32 km away. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 19416

**Additional contact info**

Reference Number: 575712  
Agency ref id: 19416  
Contact phone: +385 99 284 0404