

## Prodaja kuće u Kruševu-80m od mora, 6 apartmana, Obrovac, 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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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:	Prodaja kuće u Kruševu-80m od mora, 6 apartmana
Property for:	Sale
House type:	detached
Property area:	284 m <sup>2</sup>
Lot Size:	135 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	6
Price:	299,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1990
Last renovation:	2015

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Obrovac
City area:	Kruševo
ZIP code:	23450

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	House with 6 apartments for sale, 80m from the sea, Karina Bay. Newly built house with a yard of 135m <sup>2</sup> , paved with Benkovac stone and surrounded by a 4m high wall on 3 sides, which allows you privacy and peace in the yard. The house
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consists of 4 apartments on the ground floor and 2 apartments on the 1st floor, while each apartment has its own separate entrance. All 6 apartments have their own bathrooms and air conditioning. 2 smaller studio apartments on the ground floor have entrances from the front of the house, 2 apartments on the ground floor have entrances from the side of the house, and 2 apartments on the 1st floor have staircases on the side of the house and large terraces with a view of the sea. There are also 2 closed storage rooms under both staircases of the house. Also, the studio apartments have 3m high ceilings and three-phase electricity is installed in them, which gives the possibility of converting the same spaces from residential to business. The house has all the necessary connections - water, electricity, gas, sewage. Furthermore, 3 apartments on one side of the house are fully furnished and as such are ready for moving in or further rent, while the 3 apartments on the other side need to be furnished. Near the house there is an additional building plot of 385 m<sup>2</sup>, the price of the plot is included in the price of the house. For the same plot, the owner has papers with information on what can be built on it. The house is located in a quiet location, while all the necessary facilities are nearby. About 20 minutes drive to Vrana Lake, about 30 minutes drive from Zadar and Šibenik. I am at your disposal for any additional information. Mirela Lončar 091/ 605 - 6935 ID CODE: DA100062521

### Additional contact info

Reference Number: 587234  
Agency ref id: DA100062521