

## Stan s krovnom terasom i spektakularnim pogledom - Ražanac, Ražanac, Flat



### 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
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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:	Stan s krovnom terasom i spektakularnim pogledom - Ražanac
Property for:	Sale
Property area:	107 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Balcony area:	3 m <sup>2</sup>
Terrace area:	10 m <sup>2</sup>
Price:	428,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Ražanac
City area:	Ražanac
ZIP code:	23248



### Permits

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

### Parking

Garage:	yes
Number of parking spaces:	2
Covered parking space:	yes

### Description

Description:	NEW BUILDING IN RAŽANAC SECOND ROW TO THE SEA WITH A
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**SPECTACULAR VIEW** We present to you an excellent new building in a top location in the popular Dalmatian tourist settlement - Ražanac. The building with a total of 4 residential units is located in the 2nd row to the sea, only 80 meters from it, and given that it is located at the very end of the settlement, where urbanization ends, you will enjoy the true and natural sounds and smells of the Mediterranean. When we also take into account the simply spectacular view of the bay, the sea and the Velebit mountain, we get the perfect combination for a superb and relaxing stay and vacation in this place. The location really provides a great amount of intimacy, while at the same time, given the distance to the center of the village of 400m, all amenities such as markets, restaurants, schools, kindergartens and everything else that is necessary for a complete life or vacation are within reach. Also, if we want a city break, the city of Zadar is only 20 minutes away by car.

**APARTMENT S4 - FIRST FLOOR - ROOF TERRACE - JACUZZI - GARAGE - 107,49m<sup>2</sup>** Apartment S4 is located on the 1st floor of a building consisting of a total of 4 residential units spread over two floors. The total area is 166,69m<sup>2</sup>, while its net area is 107,49m<sup>2</sup>. It consists of a hallway, equipped bathroom and toilet, two bedrooms and a spacious open kitchen, dining room and living room, loggia, two balconies and uncovered and covered terraces with a view that will not leave you indifferent. In addition, the apartment also has a spacious garden terrace with an area of 69 m<sup>2</sup>, which is an ideal place for evening gatherings and enjoyment. The apartment also has a garage with a total area of 24.67m<sup>2</sup>. From the equipment of the building and apartments, the following should be distinguished: - Facade insulation made of stone wool 10 cm thick - Floor coverings made of three-layer parquet in the bedrooms and first-class high-profile ceramics in the other rooms - Superior PVC carpentry with three-layer glass filled with argon, electric blinds and mosquito nets - Heating and cooling through the "multi split" system - Air conditioning in all rooms - Floor heating in the bathroom - Burglary and fireproof doors - And more.. The expected energy certificate is A+/A. The end of the works is scheduled for autumn 2024. Don't miss this opportunity, because there really aren't many properties in such special and unique locations, and for more information and to arrange a viewing of the property, please contact: Filip Lustica +385 95 544 2160 Vlatko Carp +385 98 429 832 ID CODE: DA100062540

## Additional contact info

Reference Number: 587675  
Agency ref id: DA100062540