

## Zagreb okolica obiteljska kuća sa lijepom okućnicom!, Dubrava, House



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
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About us:

Camelia real estate d.o.o. offers a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

## Common

Title:	Zagreb okolica obiteljska kuća sa lijepom okućnicom!
Property for:	Sale
House type:	detached
Property area:	419 m <sup>2</sup>
Lot Size:	9100 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	2
Price:	255,000.00 €
Updated:	Jul 10, 2024

## Condition

Built: 1995.

## Location

Country:	Croatia
State/Region/Province:	Zagrebačka županija
City:	Dubrava
City area:	Ladina
ZIP code:	10342

## Permits

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



## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes

## Description

Description: Detached house with landscaped park near Zagreb! We are facilitating the sale of a very charming family house measuring 400 m<sup>2</sup>, located on a building plot of 9000 m<sup>2</sup>. Situated 45 km from Zagreb and just 6 km from the highway, this interesting family house was built in 1995 and has been well-maintained. The lower part of the house is dominated by a kitchen, dining room, and living room on one side,

while a long hallway connects the bathroom, storage room, boiler room, and a large room currently used as a hunting room. On the upper floor, there are 4 spacious bedrooms (currently two rooms are not used as bedrooms), 2 auxiliary rooms, and a bathroom. The yard of this truly interesting property is spacious enough for the construction of a swimming pool and tennis court. The house also includes a large gathering room and a garage for parking two cars. The house uses water from its own well (although the water connection is located in front of the parcel). Heating is central with oil heating, supplemented by an antique wood-burning fireplace. The floors on the upper floor of the house are covered with parquet, while the floors on the ground floor are covered with ceramics. Considering the year of construction, this house, like a sleeping beauty, awaits its future owners who can, with additional effort and a lot of imagination, create a true hedonistic oasis and turn it into a luxury villa from a fairy tale. The landscaped park, large square footage of the house, and proximity to Zagreb are the main advantages of this extraordinary property, which has our warm recommendation! With a little "makeover", it could be ideal for investment as a retirement home or perfect for larger families who want to enjoy the comfort of space with a large garden! ID CODE: 622

### Additional contact info

Reference Number: 606053  
Agency ref id: 622