

## VINJERAC, ZADAR - Premium stan sa bazenom i spektakularnim pogledom, Posedarje, Flat



### 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:            | VINJERAC, ZADAR - Premium stan sa bazenom i spektakularnim pogledom |
| Property for:     | Sale  |
| Property area:    | 117 m <sup>2</sup>  |
| Number of Floors: | 3   |
| Bedrooms:         | 3   |
| Bathrooms:        | 2   |
| Garden area:      | 99 m <sup>2</sup>   |
| Terrace area:     | 33 m <sup>2</sup>   |
| Price:            | 375,000.00 €  |
| Updated:          | Jul 23, 2024  |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2024 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Zadarska županija |
| City:                  | Posedarje         |
| City area:             | Vinjerac          |
| ZIP code:              | 23242             |



### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 1 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | VINJERAC, ZADAR - Premium apartment with pool and spectacular view We proudly present this luxury apartment in Vinjerac near Zadar. The apartment has |
|--------------|---|

an impressive view of the sea and the Velebit mountain, and such a combination makes this position truly special. The apartment consists of an open kitchen with a dining room and a living room, two bedrooms, two bathrooms, a covered terrace, a garden, a swimming pool and one parking space. Materials and equipment: - solid concrete - reinforced concrete slabs - Baunit facade with 15 cm HI styrofoam - Schuco windows and doors Ase 80 Hi - aluminum shutters on the balconies - natural Brač stone on the facade and walls - Italian porcelain with a mirror effect (detail on facades) - parking video surveillance with automatic sliding doors - automatic outdoor lighting / LED lighting - Mediterranean gardens (palms, oleander, pitospora, lavender...) - gravel + project for parking and direct access to the sea - Rubinetti Paffoni for bathrooms - Italian porcelain for Memento walls and floors - the entire apartment has underfloor heating - the entire apartment is air-conditioned (heating, cooling) - energy class A - private pools and gardens, outdoor showers, summer kitchens, jacuzzi... Vinjerac is a picturesque fishing village surrounded by nature parks, just a few minutes' drive from the connection to the Maslenica highway to the Zagreb-Split highway. Tucked into the sea and hidden from urban life, Vinjerac cherishes the identity of past times. It is an oasis of peace and relaxation, unknown to tourists, the place is promising and generous. The sea is crystal clear and the panorama is spectacular. In the nearby harbor you can see many types of freshly caught fish, because fishermen and sailors are part of the tradition of Vinjerc. The proximity of the sea and the mountain Velebit, combined with a constant stream of fresh air, make Vinjerac an ideal place for people with breathing difficulties. The power of morning freshness and the smell of the sea revitalizes every person exhausted by work and modern life. The whole atmosphere is rounded off by friendly hosts who preserve the traditions and customs of Vinjerc. Every visitor will be impressed and will be able to feel a real home. Availability and specifications are subject to change. Furniture: symbolic pictures. Handover with all permits - spring 2025. Don't miss the opportunity! Now is the right time to take advantage of this rare opportunity and become the owner of a beautiful apartment in Vinjerac. Contact us today to learn more and book your tour! The real estate is in the VAT system (legal entity) and the buyer does not pay real estate sales tax. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31103

## Additional contact info

Reference Number: 615931  
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