

## KUĆA PRVI RED UZ MORE- ODLIČNA PRILIKA, Okrug, 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
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:	KUĆA PRVI RED UZ MORE- ODLIČNA PRILIKA
Property for:	Sale
House type:	detached
Property area:	124 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	3
Price:	720,000.00 €
Updated:	Jul 09, 2024

### Condition

Built:	1989
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### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Okrug
City area:	Okrug Gornji
ZIP code:	21223

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

Description:	We are mediating the sale of a house located in the first row by the sea, this three-story house offers an extraordinary opportunity to transform it into a luxury
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villa. The house consists of a basement, ground floor and first floor, providing a solid foundation for further renovations according to one's wishes. \*The basement includes two bedrooms, a bathroom, a living room and a kitchen, making it the perfect space for guests or additional family living space. In front of the basement there is a fireplace, ideal for barbecuing and enjoying warm summer evenings. \*The ground floor contains a bathroom, one room, living room, kitchen and dining room. The terrace on this floor offers a beautiful view of the sea and allows you to enjoy the outdoor space all year round. \*On the first floor, which is completely new and modernly decorated, there is a living room and a dining room, a kitchen, one bedroom and a bathroom. The large uncovered terrace on this floor is perfect for sunbathing and enjoying the view of the surrounding landscape. \*There is the possibility of building a swimming pool, which would further increase the level of luxury and comfort. \*New facade \*New roof \*New electricity and water installations \*Exit from the yard to the beach. \*Ownership and other documentation in order. \*Distance:\* - Split: 32 km - Trogir: 2 km - Airport: 6 km This house offers extraordinary potential for conversion into a luxury villa, with the possibility of customization according to one's own wishes and needs. Whether you are looking for a place to live permanently or a luxury holiday home, this property is the ideal opportunity to make your dreams come true. With an amazing location, spacious terraces and the possibility of renovation, this house can become the perfect home for you and your family. Invest in this unique opportunity and create your own seaside paradise. Okrug Gornji is a picturesque village located on the island of Čiovo, connected to the mainland by a bridge near the UNESCO city of Trogir. Known for its exceptional coastline and crystal clear Adriatic Sea, Okrug Gornji attracts visitors with its natural beauty and Mediterranean charm. The resort offers a variety of beaches, from colorful pebble coves to sandy beaches, creating an ideal environment for relaxing and enjoying the sun. With a rich gastronomic offer, traditional restaurants and cafes, visitors can experience authentic Dalmatian cuisine. For more information and viewing, contact us: \*Petra Pahor\* +385 91 302 2789 [petra.pahor@dogma-nekretnine.com](mailto:petra.pahor@dogma-nekretnine.com) \*Dora Radujko\* +385 91 956 5822 [dora.radujko@dogma-nekretnine.com](mailto:dora.radujko@dogma-nekretnine.com) ID CODE: ST2641

## Additional contact info

Reference Number: 622973  
Agency ref id: ST2641