

## Poljana - PRVI RED DO MORA villa 360m2, teren 1442m2! 1500000€. Preko, House



### Seller Info

Name: Maxxia Nekretnine  
 First Name: Maxxia  
 Last Name: Nekretnine  
 Company: Maxxia d.o.o.  
 Name:  
 Service Type: Selling and renting  
 Website: <https://www.maxxia.hr>  
 Country: Croatia  
 Region: Zadarska županija  
 City: Zadar  
 ZIP code: 23000  
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 About us: MAXXIA Real Estate is a signatory of Regulations for Real Estate Mediators and is registered in the Registry of Real Estate Mediators, and in the Directory of Authorised Real Estate Agents managed by Croatian Chamber of Economy. Maxxia Real Estate services for our clients:  
 Real estate buying and selling  
 Pre-contract and purchase contract consulting  
 Verification and coordination of ownership and proprietary status  
 Real estate legal verification  
 Marketing elaboration and presentation of real  
 Expert assessment of real estate value  
 Legal services in cooperation with authorized law office  
 Official entries in land registry and cadastral records  
 Services of all other experts for purchase procedure

Reg No.: Real estate rental  
Real estate maintenance  
100/2016

## Listing details

### Common

Title: Poljana - PRVI RED DO MORA villa 360m2, teren 1442m2! 1500000€  
Property for: Sale  
House type: detached  
Property area: 363.87 m²  
Lot Size: 1442 m²  
Bedrooms: 5  
Bathrooms: 2  
Price: 1,500,000.00 €  
Updated: Jul 09, 2024

### Condition

Condition: Kept  
Built: 2015

### Location

Country: Croatia  
State/Region/Province: Zadarska županija  
City: Preko  
City area: Poljana  
ZIP code: 23273

### Permits

Building permit: yes  
Ownership certificate: yes



### Additional information

Infrastructure: Air conditioner

### Description

Description: Poljana (Preko) - Island of Ugljan MAXXIA Exclusive - exclusive brokerage right! MAXXIA presents an exceptional luxury villa FIRST ROW TO SEA with a large garden area of 1442 m2! Built in 2015, extremely high-quality construction (40cm thick exterior walls using Ytong aerated concrete blocks, Ytong roof). Floor heating, individual room ventilation units, highly efficient ventilation systems are

equipped with a heat exchanger to reduce energy losses, air conditioning of the entire villa, condensate water from the air conditioner is discharged by a special piping system, energy certificate level A+ (7 kWh/m2a)! The villa consists of a large basement 106 m2 and a spacious attic that can be used as storage. Ground floor: - hallway, - spacious hall, - storage/spacious wardrobe, - kitchen with dining room and large living room (open-space concept), - guest toilet. First floor: - 3 bedrooms (1 master bedroom with ensuite bathroom), - bathroom with toilet, - guest toilet. An open view of the sea and Zadar from almost every part of the villa. Extremely quiet location with its own private access road bordered by olive trees. Large parking area for several cars, with 2 electric outlets (220V). Garden with Olive trees und Dalmatian vegetation that need no watering. Private dock. This exceptional location offers complete peace and intimacy throughout the year. Privately located, facing the sea, surrounded by greenery. Agency recommendation! All additional information on request [info.maxxia@gmail.com](mailto:info.maxxia@gmail.com) [info@maxxia.hr](mailto:info@maxxia.hr) TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT! Custom ID: K-4432-004 MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar MAXXIA Info.office STARIGRAD PAKLENICA Ul. Dr. Franje Tuđmana 1 Contact: 091 339 9909 091 339 9908 091 339 9907 091 339 9906 [info@maxxia.hr](mailto:info@maxxia.hr) [info.maxxia@gmail.com](mailto:info.maxxia@gmail.com) <https://maxxiarealestate.com/>

## Additional contact info

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