

## Predivna vila u Kuršancu, Nedelišće, 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>  
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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:	Predivna vila u Kuršancu
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	3950 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	350,000.00 €
Updated:	Jul 31, 2024

### Condition

Built:	1995
Last renovation:	2021

### Location

Country:	Croatia
State/Region/Province:	Međimurska županija
City:	Nedelišće
City area:	Gornji Kuršanec
ZIP code:	40305

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking spaces:	7

## Description

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**ONLY IN DOGMA REAL ESTATE!** Your oasis near Varaždin Immerse yourself in the magic of life in this fairytale villa, located in a quiet part of the village, only 200 meters from the sparkling reservoir lake and 4 kilometers from the colorful center of Varaždin. This magnificent villa offers a unique harmony of luxury, comfort and natural beauty, providing you with everything you need to live the life of your dreams. When you step onto the spacious grounds, which span an impressive 4,110 square meters, you are immediately captivated by the beauty of the horticulture. Perennial pines, yews, cedars and cypresses, surrounded by diverse bushy vegetation, create an enchanting atmosphere. Enter the villa and you will be greeted by a spacious 260 square meters of living space. With five rooms that exude warmth and comfort, an elegant dining room, a modern kitchen and a glass enclosed terrace that is a real oasis of peace, every corner of this home has been carefully designed to provide maximum comfort. Every room offers a view of the beautiful garden, while air conditioners ensure a pleasant temperature during all seasons. The villa is fully equipped with utilities, with gas, electricity, water, sewage, telephone and internet, and an alarm system that provides you with security. Gas central heating provides warmth during cold winter days. The exterior joinery, renewed two years ago, is made of larch with mosquito nets on all windows, while a remote-controlled fence provides additional privacy. On the spacious yard there is a recently built uncovered terrace, ideal for sunny days, as well as a covered terrace with a barbecue, an outdoor kitchen and a large table for gatherings, which exudes charm and functionality. The basement with four functional rooms and a garage provides additional space for all your needs. The furniture, made to measure from solid oak, adds an impression of elegance and quality to every part of the house. This villa exudes the charm of the Tuscan style, offering a wonderful view and a peaceful atmosphere. There is also a project to build a swimming pool, which further expands the possibilities of enjoying this beautiful environment. Do not miss the opportunity to become the owner of this fairy-tale villa that provides a perfect harmony of luxury, nature and comfort. Step into your new dream home and enjoy every moment spent in this wonderful oasis of peace. I am available for all information and arrangements for sightseeing. Aurelija Šemiga-00385 99 547 2989 aurelija.semiga@dogma-nekretnine.com ID CODE: VZ1984

## Additional contact info

Reference Number: 629195  
Agency ref id: VZ1984