

## RAŽANAC - Moderna samostojeća kuća 176m2 s bazenom - 690.000€.

### Ražanac, House



#### Seller Info

Name: Maxxia Nekretnine  
First Name: Maxxia  
Last Name: Nekretnine  
Company Name: Maxxia d.o.o.  
Service Type: Selling and renting  
Website: <https://www.maxxia.hr>  
Country: Croatia  
Region: Zadarska županija  
City: Zadar  
ZIP code: 23000  
Address: J. Jurja Strossmayera 1A  
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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

Real estate rental  
Real estate maintenance  
100/2016

Reg No.:

## Listing details

### Common

Title: RAŽANAC - Moderna samostojeća kuća 176m2 s bazenom - 690.000€  
Property for: Sale  
House type: detached  
Property area: 176.0 m<sup>2</sup>  
Lot Size: 276.0 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 3  
Price: 690,000.0 €  
Updated: Aug 03, 2024

### Condition

Condition: Newly adapted  
Built: 1976

### Location

Country: Croatia  
State/Region/Province: Zadarska županija  
City: Ražanac  
City area: Ražanac  
ZIP code: 23248

### Permits

Building permit: yes  
Ownership certificate: yes

### Additional information

Infrastructure: Water, Air conditioner, Black pit



### Parking

Number of parking spaces: 3

### Description

## Description:

RAŽANAC, Zadar County Modernly furnished house with an area of 176 m2 with a landscaped garden and a pool of 8m x 4m only 170m away from the sea and the beach. It consists of a ground floor and a first floor connected by an internal staircase. GROUND FLOOR: - kitchen, dining room and living room with access to the terrace - bedroom - bathroom FIRST FLOOR: - lobby - 3 bedrooms - 2 bathrooms Construction began in 1976 and the last renovation was in 2021, when new PVC joinery was installed, as well as floor heating on the first floor; it was completely refurbished as well. The house is heated through high-quality air conditioning devices installed in each room, as well as through a wood stove on the ground floor and electric underfloor heating on the first floor. The property has a great location in the immediate vicinity of the sea with a beautiful, open view of the Velebit mountain, as well as the entire Velebit channel. An excellent opportunity to continue a successful well-established tourist activity. Other information on request. TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT!

**Additional contact info**

Reference Number: 631028  
Agency ref id: K-3542-004  
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