

ZADAR, BRODARICA - kuća u blizini mora, Zadar, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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:	ZADAR,BRODARICA - kuća u blizini mora
Property for:	Sale
House type:	detached
Property area:	150 m ²
Lot Size:	576 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	1.00 €
Updated:	Nov 11, 2024

Condition

Built:	1970
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Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar
City area:	Brodarica
ZIP code:	23000



Permits

Building permit:	yes
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Description

Description:	<p>A one-story family house of older construction (70s), with a net usable area of 150 m², built on a plot of land of 576 m² in a unique location only 140 meters from the sea. Clean and tidy property with no encumbrances. The land has a regular shape with excellent access that greatly increases the construction possibilities. The property is located in the built-up part of the construction area, mixed - predominantly residential use. Investment opportunities: 1. Adaptation of the existing house with a potential extension 2. Removal of the existing house and construction of a larger luxury house for living and/or vacation 3. Removal of the existing house and construction of a multi-apartment building with an underground garage and storage rooms and a beautiful view of the city and the sea In case investment multi-residential construction of luxury apartments, which this location supports in every respect, part of the special construction conditions for the basis of the review are: K ig 0.3; K isn 0.9; K isn't; 1.5, maximum height 10 m, number</p>
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of above-ground floors: 4, number of residential units: unlimited, number of parking spaces per unit: 2 An analysis of construction possibilities has been prepared for the project in question, and certain technical innovations are being prepared that will definitely make a difference in the offer and significantly increase the value of the investment in the case of the third variant. Such a strong location certainly ensures higher returns on the investment with the condition of the performance of a quality building in terms of design and functionality. As for the proximity of important tourist and/or residential facilities, the marina is 450 meters away, a shop 100 meters away, a small sports center 100 meters away, a kindergarten 300 meters away, the city beach 900 meters away, restaurants 600 meters away. For all investors who would like to invest in this special project, a full construction project management service is also offered. From planning and budgeting through construction to use. All further information related to the property in question is available upon request. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33634

Additional contact info

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