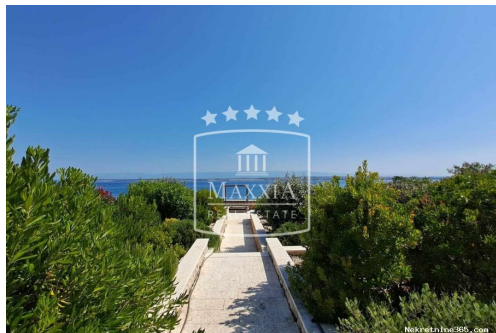


Poljana - PRVI RED DO MORA villa 360m2, teren 1442m2! 1500000€.

Preko, 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
Mobile: 00385913399907
Phone: 00385913399907
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

Real estate rental
Real estate maintenance
100/2016

Reg No.:

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: 1442.0 m²
Bedrooms: 5
Bathrooms: 2
Price: 1,500,000.0 €
Updated: Oct 02, 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 info@maxxia.hr Brokerage fee in accordance with the General Terms and Conditions. The entire purchase/sale process is managed by our authorized law office. **TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT!**

Additional contact info

Reference Number: 647334
Agency ref id: K-4432-005
Contact phone: +385 (91) 606-0516