

Zadar, Poličnik autohtona kamena kuća, Poličnik, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Zadar, Poličnik autohtona kamena kuća
Property for:	Sale
House type:	detached
Property area:	105 m ²
Lot Size:	280 m ²
Number of Floors:	1
Bedrooms:	4
Price:	148,000.00 €
Updated:	Nov 21, 2024

Condition

Built: 1824

Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Poličnik
City area:	Poličnik
ZIP code:	23241

Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Number of parking spaces: 4

Description

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Zadar, Poličnik autochthonous stone house Kaiser Immobilien mediates the sale of a detached stone house located in the heart of Poličnik. The house is spread over a plot of 280 m², with a total living area of 105 m², built in traditional Dalmatian style. The house is characterized by stone walls with a thickness of 80 cm, and the space offers various possibilities for arrangement according to the current state of the floor plan. It also allows modifications with the aim of dividing into two separate residential units, as each floor has its own entrance. Next to the house there is a spacious yard with parking spaces, as well as a basement that expands the possibilities of using the space. Poličnik is a charming village located in the hinterland of Zadar, which offers a perfect balance between peaceful village life and proximity to urban facilities. It is only 15 km away from Zadar, which makes it an ideal place for a peaceful life near the urban center. Thanks to the excellent transport connections, the A1 motorway is only 5 km away, which enables quick travel to the rest of Croatia and international destinations. The nearest beach is 12 km away, which makes it easy and quick to go to the sea. A perfect opportunity for anyone who wants an authentic Dalmatian property with potential! Proximity to facilities: Shop: 1.10 m Pharmacy: 2.80 m Restaurant: 1.4 km Hairdresser's salon: 2.8 km Police elementary school: 1 km Kindergarten: 1 km Zadar airport: 14.1 km Posedarje beach: 11.4 km Kolovare swimming pool Zadar: 13.8 km Punta Bajlo beach Zadar: 14.7 km Beach Borik: 17.3 km Distance between major cities: Poličnik-Ljubljana Slovenia: 328 km Poličnik-Budapest: 613 km Poličnik-Munich: 835 km Poličnik-Wien: 623 km Poličnik-Prague: 949 km Buyer agency commission amount 3% + VAT and is paid in case of real estate purchase, at the conclusion of the first legal deed. ID CODE: 128-1 For additional information and viewing, please contact: Nina Fabijan E-mail: nina@kaiser-immobilien.hr ID CODE: 128-001

Additional contact info

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