

## Rtina - Vila s bazenom i krovnom terasom, Ražanac, 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  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
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:	Rtina - Vila s bazenom i krovnom terasom
Property for:	Sale
House type:	detached
Property area:	191 m <sup>2</sup>
Lot Size:	440 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	770,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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## Parking

Garage:	yes
Number of parking spaces:	3

## Description

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Kaiser Immobilien presents For sale: An attractive villa with a pool in Rtina near Zadar. A beautiful one-story villa with a roof terrace and a pool in the garden is for sale. The villa is located in a quiet part of the town of Rtina, facing south with an enchanting view of the sea, yet close to all the necessary facilities. Ideal for those looking for a perfect combination of luxury and nature. The villa consists of a ground floor, a first floor and a roof terrace, which are connected to each other by a staircase. The ground floor includes a spacious living room with a view of the sea, a kitchen with a dining room, a bathroom, a laundry room and a separate toilet. The ground floor has an exit to the garden where there is a swimming pool. Upstairs there are three bedrooms, of which the master bedroom has its own bathroom and a loggia with a view of the sea. The other rooms also have their own loggia with a sea view. There is also a shared bathroom on the first floor. The entire villa is connected by a staircase that leads to the roof terrace, where there is a pergola and a jacuzzi for relaxing moments with a wonderful view on all three sides. In the garden there is a 25m<sup>2</sup> swimming pool with a view of the sea! The villa has video surveillance, in addition to security, it offers comfort and privacy, located in a quiet part of Rtina surrounded by villas and houses. About Rtina: An idyllic place in Zadar County. Rtina is a village located in Zadar County, near the Pag bridge that connects the island of Pag to the mainland. Only 13 km from the highway, Rtina offers easy and quick access, which makes it easy to come and go. The proximity of two national parks, Paklenica (35 km away) and Plitvice (about 100 km), makes Rtina a perfect starting point for nature lovers. The city of Zadar is only a 20 km drive away, and it is the same distance to the city of Pag. Rtina is known for its beautiful sandy beaches, as well as secluded bays that offer complete peace and enjoyment. An ideal place for rest and escape from everyday hustle and bustle. Contact us for more information on 00385992510230 and plan your visit to Rtina! ID CODE: 125-013

## Additional contact info

Reference Number:	647728
Agency ref id:	125-013