

## Vinjerac - luksuzni penthouse 134m2, 1. red do mora, Posedarje, Flat



### 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:	Vinjerac - luksuzni penthouse 134m2, 1. red do mora
Property for:	Sale
Property area:	134 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Balcony area:	22 m <sup>2</sup>
Terrace area:	101 m <sup>2</sup>
Price:	610,000.00 €
Updated:	Oct 06, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Posedarje
City area:	Vinjerac
ZIP code:	23242



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	1
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## Description

Description:

Kaiser Immobilien mediates the sale of a luxury penthouse apartment, first row to the sea, in Vinjerac, not far from Zadar. Vinjerac is a picturesque place with a rich maritime tradition and irresistible Mediterranean charm. It is located on a peninsula on the southeast side of the Velebit Channel, about 35 km northeast of Zadar. When you arrive at the place, the panorama you will see will leave you speechless. The apartment with a living area of 134.85 m<sup>2</sup> is located on the 1st floor of a newly built building, located in the first row to the sea. It consists of three bedrooms, living room with kitchen and dining room, hallway and two bathrooms. There is also a covered terrace of 14.90 m<sup>2</sup>, ideal for enjoying summer evenings, and an uncovered terrace of 9 m<sup>2</sup> with a glass fence that takes your breath away with its panoramic view of the sea and the Velebit mountain. An additional feature is the roof terrace of 101m<sup>2</sup>, which can be reached by an internal staircase, where there is a swimming pool with a sunbathing area and a shower. In the construction and furnishing, top-quality materials were used, so that the object has built-in high-quality ceramics, underfloor heating is provided by a heat pump, air conditioning in all rooms, massive aluminum carpentry, automatic shutters and mosquito nets. The apartment comes with a parking space. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE: 105-179

## Additional contact info

Reference Number: 648189  
Agency ref id: 105-179