

GORSKI KOTAR - PLANINSKA KUĆA NA 20.000 m2 OKUĆNICE, Ravna Gora, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,
Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	GORSKI KOTAR - PLANINSKA KUĆA NA 20.000 m2 OKUĆNICE
Property for:	Sale
House type:	detached
Property area:	164 m ²
Lot Size:	20000 m ²
Bedrooms:	4
Bathrooms:	2
Price:	1.00 €
Updated:	Oct 28, 2024

Condition

Newbuild:	yes
Built:	2008.
Last renovation:	2023.

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Ravna Gora
City area:	Ravna Gora
ZIP code:	51314

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Description

Description:	For those who are looking for complete peace on their 20,000 m ² garden in an untouched part of Ravna Gora, we offer a completely renovated mountain house
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with a net area of 164.50 m² that functions almost completely self-sustainably on its own. It consists of a basement, a ground floor and a high attic. In the basement there is a water tank, engine room, battery room, laundry room and tavern for socializing, and on the outside there are 2 toilets, a tool room and a gas storage room. On the ground floor, there is an open concept living room with a kitchen and dining room, a bathroom, a large wood-burning fireplace in the central part of the space, and an exit to the terrace with an enchanting view of the greenery and nature. There are three bedrooms and one bathroom in the attic. There is a large covered oven with a bread oven and a covered facility for socializing with an outdoor kitchen in the landscaped garden. On the large garden, preparations were made to fence the entire property. Characteristics of the house system: - the engine room contains a new pellet central heating of 36kw Peltec Centrometal, with a 500l storage tank (3kw heater), and a 300l consumption water tank paired with solar hot-pipe collectors (the heating is controlled via the app) - consumable water (rainwater) is filtered through UV lamps and filters - 25m³ rainwater tank with the possibility of receiving water from both sides of the roof - the house has a FN power plant with a rated power of 11kw and three Victron Multiplus II 5000W inverters in a 3-phase arrangement - the battery storage consists of 12 pieces of gel 300Ah batteries located in the battery compartment of the basement, which has its own natural ventilation on the roof - FN panels also have remotely controlled heaters for melting snow - diesel generator Hatz 2L41C of 22.5kw paired with Končar's 3F generator of 18.75kVA, and a fuel tank of 1800L; The generator is automated with a Victron FN power plant, so that in the event of a lack of sun, the diesel generator will automatically turn on to recharge the batteries and inform the owner about it via the web application. - the house is protected with permanent video surveillance and an alarm system - own WiFi through which all applications work because there is no GSM signal up there Don't miss this opportunity to win a mountain house like no other in Gorski Kotar! FOR MORE INFORMATION OR VIEWING, CONTACT THE AGENT: BARBARA POPOVIC Licensed agent +385919259816 barbara.popovic@dogma-nekretnine.com ID CODE: 16230

Additional contact info

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