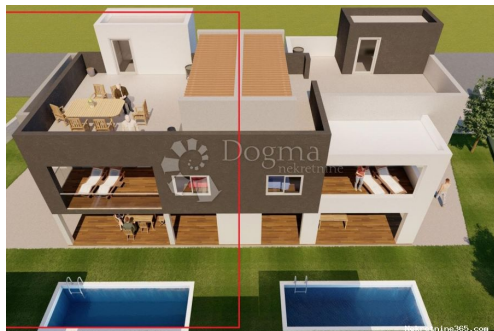


VRSI - STAN S2 - BAZEN, KROVNA TERASA, POGLED NA MORE, Vrsi, Flat



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>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
Fax: +385 51 341 081
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:	VRSI - STAN S2 - BAZEN, KROVNA TERASA, POGLED NA MORE
Property for:	Sale
Property area:	194 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Garden area:	220 m ²
Terrace area:	18 m ²
Price:	490,000.00 €
Updated:	Oct 29, 2024

Condition

Newbuild:	yes
Built:	2023

Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Vrsi



Permits

Building permit:	yes
Ownership certificate:	yes

Parking

Number of parking spaces:	2
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Description

Description:	VRSI - APARTMENT S2 IN A DUPLEX HOUSE WITH A POOL, ROOFTOP TERRACE, AND SEA VIEW The house is located in a less developed part of the Vrsi settlement, in a peaceful location. It is oriented towards the southwest, ensuring plenty of light. It consists of two three-story residential units. Each
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residential unit has a garden area of 220m², a pool measuring 6m*3m, and 2 parking spaces. GROUND FLOOR: covered entrance 1.20 m² entrance 2.80 m² staircase 4.80 m² bathroom 5.50 m² kitchen, living room, dining area 39.65 m² terrace 18.35 m² TOTAL GROUND FLOOR: 72.30 m² 1ST FLOOR: staircase 4.70 m² hallway 8.40 m² bathroom 5.80 m² bedroom 11.60 m² bedroom 10.75 m² bedroom 12.75 m² walk-in closet 3.95 m² bathroom 4.15 m² terrace 8.90 m² TOTAL 1ST FLOOR: 71 m² ROOFTOP TERRACE: staircase 8.50 m² terrace 43.00 m² TOTAL ROOFTOP TERRACE: 51.50 m² GROUND FLOOR + 1ST FLOOR + ROOFTOP TERRACE TOTAL: 204.30m² GROSS The sea view is provided from the rooftop terrace, which will have electricity and water connections. High-quality materials were used in construction, including 10cm thermal insulation with Styrofoam. PVC windows with anthracite grey exterior and white interior, double-glazed windows, shutters, and mosquito nets on all windows and doors. The sewage system is via a septic tank, with provision for connection to the municipal sewage system when available. Heating and cooling are provided by one air conditioner on the ground floor and four on the upper floor. The house has a chimney, and there is a possibility to install a fireplace or stove. The staircase will be paved with stone, and a glass railing will be installed. The flooring in the rooms will be laminate parquet, while ceramic tiles will be used in the rest of the apartment and on the terraces. The terrace railings will have tinted glass. The yard will be landscaped with artificial grass and paved with paving stones. Each apartment has its own private entrance. Expected energy certificate: A. All necessary amenities for daily life are located nearby. A beautiful pebble beach is only 1200m away. The town of Nin is only 6km away, and Zadar is 20km away, or just a 25-minute drive by car. The distance to Zadar Airport is 25km, and to the highway also 25km. Contact me for more information and to schedule a viewing. Contact: Vedrana Bašić: +385919077396 ID CODE: DA1000053

Additional contact info

Reference Number: 674423
Agency ref id: DA1000053