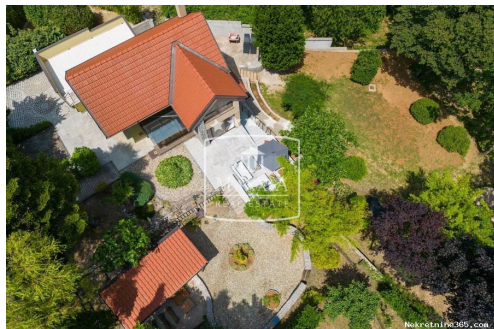


## Grobnik - izuzetna ladanjska kuća 198m2 jedinstvena lokacija! 695000€. Čavle, House



### Seller Info

Name: Maxxia Nekretnine  
First Name: Maxxia  
Last Name: Nekretnine  
Company Name: Maxxia d.o.o.  
Service Type: Selling and renting  
Website: <https://www.maxxia.hr>  
Country: Croatia  
Region: Zadarska županija  
City: Zadar  
ZIP code: 23000  
Address: J. Jurja Strossmayera 1A  
Mobile: 00385913399907  
Phone: 00385913399907

About us: MAXXIA Real Estate is a signatory of Regulations for Real Estate Mediators and is registered in the Registry of Real Estate Mediators, and in the Directory of Authorised Real Estate Agents managed by Croatian Chamber of Economy. Maxxia Real Estate services for our clients:

- Real estate buying and selling
- Pre-contract and purchase contract consulting
- Verification and coordination of ownership and proprietary status
- Real estate legal verification
- Marketing elaboration and presentation of real
- Expert assessment of real estate value
- Legal services in cooperation with authorized law office
- Official entries in land registry and cadastral records
- Services of all other experts for purchase procedure

Real estate rental  
Real estate maintenance  
100/2016

Reg No.:

## Listing details

### Common

Title: Grobnik - izuzetna ladanjska kuća 198m2 jedinstvena lokacija! 695000€  
Property for: Sale  
House type: detached  
Property area: 198.0 m<sup>2</sup>  
Lot Size: 1124.0 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 1  
Price: 695,000.0 €  
Updated: Nov 09, 2024

### Condition

Condition: Newly adapted

### Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija  
City: Čavle  
City area: Grobnik  
ZIP code: 51218

### Permits

Building permit: yes

### Additional information

Infrastructure: Water, Black pit  
Energy efficiency: A



### Parking

Number of parking spaces: 3

### Description

Description: Rijeka - Grobnik 14 km away from the center of Rijeka and the sea!! A unique forest environment in complete peace and close to all city facilities. Dryad - a

stone villa, completely decorated, with an emphasis on every detail with a total usable area of 198m<sup>2</sup> located on a plot of land of 1124m<sup>2</sup> in an oasis of peace plus auxiliary building storage of 22m<sup>2</sup> and auxiliary building of 13m<sup>2</sup>. Basement; - an isolated room intended for music rehearsals, double walls, soundproof, ideal for a library, studio, atelier... Ground floor; - kitchen with dining room, - bedroom, - bathroom with toilet, - garage space. High attic; - living room, - bedroom, - bathroom with toilet, - covered terrace. terrace/sunbathing area The property is sold fully furnished. On the southern and eastern parts of the house large terraces are stretched, ideal for summer and winter relaxation. All fronts are prepared for installation of video surveillance and motion sensors. Currently installed micro wireless cameras. The yard consists of a passionately cared-for park inhabited by -cypresses, fir trees, yews, thuja, green and black bamboo, prunus, jasmine, willow, birch, walnut, figs, maple, ornamental hawthorn, privet, barberry, albia, pampas, palm, olive along with many other plants and flowers. Landmarks; the old Frankopan fortress (Kaštel), trails to Riječina, Platak and Lake Valiči. Shopping centers at a distance of 8 km. **TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT!**

### Additional contact info

Reference Number: 681087  
Agency ref id: K-4444-002  
Contact phone: +385 (91) 339-9908