

## Privlaka - moderna villa 4 stambene jedinice s bazenom!! 495000€, Privlaka, 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  
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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 estate value  
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: Privlaka - moderna villa 4 stambene jedinice s bazenom!! 495000€  
Property for: Sale  
House type: detached  
Property area: 268.0 m<sup>2</sup>  
Lot Size: 573.0 m<sup>2</sup>  
Bedrooms: 8  
Bathrooms: 4  
Price: 495,000.0 €  
Updated: Nov 09, 2024

### Condition

Condition: Kept  
Built: 2019

### Location

Country: Croatia  
State/Region/Province: Zadarska županija  
City: Privlaka  
City area: Privlaka  
ZIP code: 23233

### Permits

Building permit: yes



### Additional information

Infrastructure: Water, Sewage

### Description

Description: Privlaka Sabunike MAXXIA Exclusive - exclusive brokerage right! A unique villa in Sabunike with a living area of 268 m<sup>2</sup> with a cultivated yard of a total 573m<sup>2</sup> and a swimming pool! Peaceful surrounding and very intimate location of the villa allow a whole day relaxation. Approximately 450 m away from the sea and beach! Built in 2019, lined with Benkovac stone, surrounded by a galvanized forged

fence, air-conditioned, highly effective pool filtration system, new joinery, LED lighting, video surveillance.. In one part of the villa there are 2 spacious 2.5-room apartments with separate entrances and large terraces, one on the ground floor, one on the first floor. They consist of: - kitchen with dining room and living room, - 2 bedrooms, - bathroom with a toilet, - spacious, intimate terrace surrounded by greenery. In the second part of the villa there are 2 completely new and unused studio apartments. Basement space approx. 20 m2. A pool of 24 m2 with a highly effective filtration system (electrolysis/chemical). Covered lounge area overlooking the pool, ideal for summer relaxation in the shade. Possibility of a summer kitchen/fireplace. Multiple spacious parking spaces. Ideal for a bigger family, tourist rental, year-round stay. Agency recommendation! All additional information on request. **TOUR OF THE PROPERTY 7/7 DAYS BY PREVIOUS AGREEMENT!**

### Additional contact info

Reference Number: 681098  
Agency ref id: K-5014-005  
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