

## Zadar, Poličnik započeta gradnja kuće s legaliziranim stanjem, Poličnik, House



### 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  
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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 Silvija 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:	Zadar, Poličnik započeta gradnja kuće s legaliziranim stanjem
Property for:	Sale
House type:	detached
Property area:	132 m <sup>2</sup>
Lot Size:	376 m <sup>2</sup>
Bedrooms:	1
Price:	85,000.00 €
Updated:	Nov 19, 2024

### Condition

Built: 1998

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Poličnik
City area:	Briševo
ZIP code:	23241

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency: In preparation

### Description

Description: Zadar, Poličnik, the construction of a house with a legal status has begun. Kaiser Immobilien presents a property located in a quiet part of Poličnik, not far from Zadar. This house is located on a spacious plot of 508 m<sup>2</sup> and offers numerous possibilities for completing the construction according to your wishes and needs.

The spacious lot offers enough space for construction and landscaping, ideal for a family home or vacation home. Here you can create your own garden, swimming pool or other facilities according to your wishes. The ground floor covers an area of 132 m<sup>2</sup>. The started construction of the ground floor allows you the freedom to shape the layout of the space. This spacious floor plan offers a great opportunity to create a comfortable family home that will meet all your needs. Inside the house there is a spacious basement of 67.46 m<sup>2</sup> that can be used as a storage room, a hobby space, a wine cellar or a space for recreation. This additional space gives you even more options for customization, which increases the functionality of the property. An important advantage of this real estate is the legalized state of the building, which allows easy continuation of work without additional costs or legal complications. This security provides you peace of mind in the construction process. This property offers excellent potential for development and adaptation, either as a family home or as an investment. Don't miss the opportunity to create a space that will perfectly suit your lifestyle! Poličnik is a charming village located in the hinterland of Zadar, which offers a perfect balance between peaceful village life and proximity to urban amenities, only 15 km from Zadar. Thanks to the excellent transport connections, the A1 motorway is only 5 km away, which enables quick travel to the rest of Croatia and international destinations. The nearest beach is 12 km away, which makes it easy and quick to go to the sea. The house is located only 1 km from the center of Poličnik, which gives you quick access to all necessary services. In the immediate vicinity there is a clinic, pharmacy, post office, Poličnik Elementary School, Kindergarten, hair salon, various shops for everyday shopping and various restaurants for pleasant socializing. Proximity to facilities: Zadar airport: 14.1 km Posedarje beach: 11.4 km Kolovare swimming pool Zadar: 13.8 km Punta Bajlo beach Zadar: 14.7 km Borik beach: 17.3 km Distance between major cities: Poličnik-Ljubljana Slovenia: 328 km Poličnik-Budapest: 613 km Poličnik -Munich: 835 km Poličnik-Wien: 623 km Poličnik-Prague: 949 km Agency commission for the buyer is 3% + VAT and is paid in the case of real estate purchase, upon conclusion of the first legal act. ID CODE: 128-1 For additional information and viewing, please contact: +385955046197 Nina Fabijan E-mail:nina@kaiser-immobilien.hr ID CODE: 128-011

## Additional contact info

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