

## Zadar, Rovanjaska - Kuća s bazenom i pogledom na more, Jasenice, 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 Silviya 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, Rovanjaska - Kuća s bazenom i pogledom na more |
| Property for:     | Sale                                                  |
| House type:       | semi-detached                                         |
| Property area:    | 120 m <sup>2</sup>                                    |
| Lot Size:         | 300 m <sup>2</sup>                                    |
| Number of Floors: | 1                                                     |
| Bedrooms:         | 6                                                     |
| Bathrooms:        | 2                                                     |
| Price:            | 377,000.00 €                                          |
| Updated:          | Nov 26, 2024                                          |

### Condition

|                  |      |
|------------------|------|
| Built:           | 2010 |
| Last renovation: | 2022 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Zadarska županija |
| City:                  | Jasenice          |
| City area:             | Rovanjaska        |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|

### Description

|              |                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description: | Kaiser Immobilien presents: House with swimming pool and panoramic sea view in Rovanjaska The house is located on a plot of 300 m <sup>2</sup> , and the living area of 120 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

m<sup>2</sup> provides enough space for the family, as well as for guests. The access to the house is through a spacious yard paved with stone, which allows parking several cars and gives the impression of spaciousness and orderliness. The yard is completely fenced, and the garden is planted with Mediterranean plants. The house is divided into two separate apartments, one on the ground floor and the other on the first floor. This arrangement allows for privacy, functionality and comfort. The ground floor of the house contains a living room, kitchen, two bedrooms and a bathroom. The living room leads to a covered outdoor terrace equipped with seating, ideal for relaxing and enjoying the fresh air. There is a swimming pool under the terrace, and there is an outdoor shower in the immediate vicinity. The terrace offers a wonderful view of the sea. The first floor of the house offers an almost identical arrangement of rooms as the ground floor, with two bedrooms, a living room, a kitchen and a bathroom. However, what makes the floor special are a balcony and a large covered terrace that offer a panoramic view of the sea and the Velebit mountain. External stairs lead to the first floor, making the house practical and easy to use, either as two completely separate units or as a single family space. The house was built in 2010 and underwent a complete renovation in 2022. All residential units have been renovated, including a new roof structure and modernized interior, and the house is completely ready for occupancy. It is a semi-detached house, with the second part owned by another person. Each housing unit has its own separate space and is fully functional, which allows for privacy. The swimming pool and sunbathing area allow you to enjoy summer days, while the covered terrace with summer kitchen and barbecue becomes the perfect place for family meals and friendly gatherings. The shower in the yard further increases comfort. Additional rooms, such as storage rooms under the stairs and those at the back of the house, allow easy organization of everyday life. One of the main advantages of this property is its location. The house is located in a quiet settlement of Rovanjaska, just 5 minutes' walk from the sea. Characteristics: - House area: 120 m<sup>2</sup> (two residential units) - Yard: 300 m<sup>2</sup> with swimming pool and paved beach - Residential units: - Ground floor: 2 bedrooms, kitchen with living room, bathroom, covered outdoor kitchen and terrace - Floor: 2 bedrooms, kitchen with living room, bathroom, 2 terraces with a view of the sea and Velebit Special features: - Swimming pool with a paved beach for relaxation - Outdoor kitchen - Ample parking for several vehicles - Renovated in 2022 (new roof structure and modern interior) - Quiet location near the sea and Paklenica National Park The house is sold fully furnished and ready to move into. It is an ideal opportunity for a new home or a profitable investment in tourism. Rovanjaska is a quiet and picturesque seaside village at the foot of Velebit, known for its long beaches and crystal clear sea. Located next to the Paklenica National Park. Location: - Proximity to the highway for quick connection with the rest of Croatia 1.5 km - Distances: - Zadar: 34 km - Plitvice: 85 km - Zagreb and Rijeka: 256 km For more information and to arrange a tour, contact us by phone 00385992510230, 00385955046197 or via e-mail at [nina@kaiser-immobilien.hr](mailto:nina@kaiser-immobilien.hr), [marijana.papic@kaiser-immobilien.hr](mailto:marijana.papic@kaiser-immobilien.hr) ID CODE: 125-027

## Additional contact info

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