

Podgradina - VILLA imanje 1683m2 bazen! 497000€, Posedarje, Maison



Info vendeur

Nom: Maxxia Nekretnine  
 Prénom: Maxxia  
 Nom: Nekretnine  
 Nom de l'entreprise: Maxxia d.o.o.  
 Service Type: Selling and renting  
 Website: <https://www.maxxia.hr>  
 Pays: Croatia  
 Region: Zadarska županija  
 City: Zadar  
 Code postal: 23000  
 Adresse: J. Jurja Strossmayera 1A  
 Mobile: 00385913399907  
 Phone: 00385913399907  
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 Official entries in land registry and cadastral records  
 Services of all other experts for purchase procedure  
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Reg No.: 100/2016

## Détails des annonces

**Commun**

Titre:	Podgradina - VILLA imanje 1683m2 bazen! 497000€
Property for:	Vendita
Type Maison:	détaché
Square feet:	360 m <sup>2</sup>
Taille du lot:	1683 m <sup>2</sup>
Bedrooms:	12
Bathrooms:	4
Cave:	oui
Prix:	497,000.00 €
Publié:	17.07.2024

**État**

Etat de l'article:	Maintenu
Built:	2003

**Localisation**

Pays:	Croatia
Etat / Région / Province:	Zadarska županija
Ville:	Posedarje
City area:	Podgradina
Poštanski broj:	23242

**Permis**

Permis de construire:	oui
Certificat de propriété:	oui

**Informations complémentaires**

Infrastructure:	Climatisation
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**Parking**

Garage:	oui
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**Description**

Information	Posedarje - Podgradina - ZD Vila od 330m2 smještena na velikom zemljištu
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supplémentaire:

površine 1683m<sup>2</sup>, okružena prirodom i na potpuno mirnoj lokaciji. Bazen površine 32m<sup>2</sup> nalazi se u dvorištu ispunjenom ukrasnim mediteranskim biljem. Dva garažna mjesta; jedno u suterenu od 44 m<sup>2</sup> i drugo površine 26m<sup>2</sup>. Pogled na more! Vila se sastoji od 2 odvojene stambene jedinice. Prva stambena jedinica: - kuhinja, blagovaonica i prostrani dnevni boravak u prizemlju, - 3 spavaće sobe s balkonima, kupaonica i gostinjski toalet na katu. Druga stambena jedinica: - kuhinja, dnevni boravak i 2 spavaće sobe u prizemlju, - 3 spavaće sobe i 2 kupaonice na katu. Suteran - kotlovnica i vinski podrum. Manji objekt/konoba (34m<sup>2</sup>) i kamin nalaze se u dvorištu. Površina dvorišta iznosi 1683 m<sup>2</sup>. - Video nadzor cijelog imanja, - Solarno grijanje, - Grijanje na pelete, - Izolacija kuće stiroporom debljine 10 cm, - Vrlo kvalitetna gradnja, - Objekt je uredno održavan. Uređeno dvorište sa stablima maslina, raznih agruma i dalmatinskog bilja! Uhodana turistička djelatnost preko cijelog ljeta + iznajmljivanje zimi. Ostale informacije na upit. **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU** Posedarje - Podgradina - **ZD EXCLUSIVE BROKERAGE!** Reduced price until 1.10.2023. Villa of 330m<sup>2</sup> located on a large plot of land of 1683m<sup>2</sup>, surrounded by nature and in a completely peaceful location. The 32 m<sup>2</sup> swimming pool is located in the yard filled with decorative Mediterranean plants. Two garage spaces; one in the basement of 44 m<sup>2</sup> and the other of 26 m<sup>2</sup>. Sea view! The villa consists of 2 separate residential units. First housing unit: - kitchen, dining room and a spacious living room on the ground floor, - 3 bedrooms with balconies, bathroom and a guest toilet upstairs. Second housing unit: - kitchen, living room and 2 bedrooms on the ground floor, - 3 bedrooms and 2 bathrooms upstairs. Basement - boiler room and a wine cellar. A smaller building/tavern (34m<sup>2</sup>) and a fireplace are located in the yard. The area of the yard is 1683 m<sup>2</sup>. - Video surveillance of the entire property, - Solar heating, - Pellet heating, - Insulation of the house with 10cm thick Styrofoam, - Very high-quality construction, - The building is regularly maintained. Decorated yard with olive trees, various citrus fruits and Dalmatian herbs! Well-established tourist activity throughout the summer + rental in the winter. Other information on request. **TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT!** Posedarje – Podgradina – **ZD EXKLUSIVE VERMITTLUNG!** Der reduzierte Preis gilt bis 1. Oktober 2023! Villa von 330 m<sup>2</sup> auf einem Grundstück von 1683 m<sup>2</sup>, umgeben von Natur und in sehr ruhiger Lage. Der 32 m<sup>2</sup> große Swimmingpool befindet sich im Hof voll mit dekorativer mediterraner Pflanzen. Zwei Garagenplätze; eines im Keller von 44 m<sup>2</sup> und das andere von 26 m<sup>2</sup>. Meerblick! Die Villa besteht aus 2 separaten Wohneinheiten. Erste Wohneinheit: - Küche, Esszimmer und ein geräumiges Wohnzimmer im Erdgeschoss, - 3 Schlafzimmer mit Balkon, Badezimmer und ein Gäste-WC im Obergeschoss. Zweite Wohneinheit: - Küche, Wohnzimmer und 2 Schlafzimmer im Erdgeschoss, - 3 Schlafzimmer und 2 Badezimmer im Obergeschoss. Keller – Heizraum und Weinkeller. Im Hof befindet sich ein kleineres Gebäude/Taverne (34 m<sup>2</sup>) und ein Kamin. Die Fläche des Hofes beträgt 1683 m<sup>2</sup>. - Videoüberwachung des gesamten Grundstücks, - Solarheizung, - Pelletheizung, - Isolierung des Hauses mit 10 cm dickem Styropor - Sehr hochwertige

Konstruktion, - Das Gebäude wird regelmäßig gewartet. Angelegter Garten mit Olivenbäumen, verschiedenen Zitrusfrüchten und dalmatinischen Kräutern! Gut etablierte touristische Aktivität den ganzen Sommer über + Vermietung im Winter. Weitere Informationen auf Anfrage. BESICHTIGUNG DES EIGENTUMS VERSICHERT 7/7 TAGE Nach vorheriger Vereinbarung! MAXXIA REAL ESTATE NEKRETNINE Trg Stjepana Radića 25 STARIGRAD PAKLENICA  
Contact: +385 91 606 0516 +385 (0)23 227 556 (8h-14h radnim danima)  
info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/> Šifra objekta: K-3635-007

## Informations de contact supplémentaire

Numéro de référence interne: 625086  
Agency ref id: K-3635-007  
Numéro du contact: +385 (91) 606-0516