

Petrčane - luksuzna villa 340m2 blizina i pogled na more! 790000€, Zadar -  
 Okolica, Maison



Info vendeur

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 Real estate buying and selling  
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 Verification and coordination of ownership and proprietary status  
 Real estate legal verification  
 Marketing elaboration and presentation of real  
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 Legal services in cooperation with authorized law office  
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 Services of all other experts for purchase procedure

Real estate rental

Real estate maintenance

Reg No.:

100/2016

## Détails des annonces

**Commun**

Titre:	Petrčane - luksuzna villa 340m2 blizina i pogled na more! 790000€
Property for:	Vendita
Type Maison:	détaché
Square feet:	340.0 m <sup>2</sup>
Taille du lot:	657.0 m <sup>2</sup>
Bedrooms:	9
Bathrooms:	3
Prix:	790,000.0 €
Publié:	23.08.2024

**État**

Etat de l'article: Maintenu

**Localisation**

Pays:	Croatia
Etat / Région / Province:	Zadarska županija
Ville:	Zadar - Okolica
City area:	Petrčane
Poštanski broj:	23231

**Permis**

Permis de construire:	oui
Certificat de propriété:	oui

**Informations complémentaires**

Consommation d'énergie: En préparation

**Description**

Information supplémentaire: Petrčane Luksuzna villa sa bazenom površine 340m2 sa pripadajućim terenom od 317m2 otvorenog pogleda na more u mirnom okruženju. Cca 150m od mora! Sastoji se od suterena (80m2), prizemlja (133m2) te kata (133m2). Suteran je vrlo kvalitetno izgrađen i uređen te može služiti kao teretana, uredski prostor itd. Na prizemlju se nalazi komforan dvosoban stan vrlo luksuzno i decentno uređen. Na prvom katu se nalazi prostran trosobni stan sa puno svijetla te se sastoji od:

kuhinje, dnevnog boravka, 3 spavaće sobe, 2 kupatila sa toaletom te prostrane terase sa otvorenim pogledom na more i okolicu. Na terasi se nalazi i kamin. Ispred vile se nalazi bazen, prostor za druženje te raskošan redovito održavan vrt. Osiguran parking (2 parkirna mjesta). Sve je spremno za etažiranje vile te postoji mogućnost kupnje dijela nekretnine. Blizina poznate plaže Petřčane (400m), dućana (120m), crkve, brojnih restorana, kafića te barova. Objekt je izuzetno povoljan za turističku djelatnost kao i za udobno i luksuzno življenje. Agencijska naknada sukladno Općim uvjetima poslovanja. Cjelokupni kupoprodajni proces vođen od strane našeg ovlaštenog Odvjetničkog tima. **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU!** Petrčane Luxurious villa (340m<sup>2</sup>) with a pool and a terrain of 317m<sup>2</sup> overlooking the sea in a peaceful environment. About 150m from the sea! It consists of a basement space, ground floor and the first floor. The basement space is built and decorated with quality and can be used as a gym, office space, etc. On the ground floor there is a comfortable two bedroom apartment very luxuriously and decently decorated. On the first floor there is a spacious three bedroom apartment with lots of light and it consists of; a kitchen, living room, 3 bedrooms, 2 bathrooms with toilets and a spacious terrace with open view of the sea and the surrounding area. There is also a barbecue on the terrace. In front of the villa there is a swimming pool, a space for relaxation and a lush regularly maintained garden. Secured parking (2 parking spaces). Everything is ready for the condominium of the villa and there is a possibility of buying part of the property. Close proximity to the famous beach Petrčane (400m), shop (120m), church, numerous restaurants, cafes and bars. This real estate is extremely suitable for tourism as well as comfortable and luxurious living. **TOUR OF THE PROPERTY AVAILABLE 7 DAYS A WEEK BY PRELIMINARY AGREEMENT!** Petrčane Luxusvilla mit Pool von 340m<sup>2</sup> und einem Grundstück von 317m<sup>2</sup> mit offenem Meerblick in einer ruhigen Umgebung. Ca. 150m vom Meer entfernt! Es besteht aus einem Keller (80m<sup>2</sup>), Erdgeschoss (133m<sup>2</sup>) und Erdgeschoss (133m<sup>2</sup>). Der Keller ist sehr gut gebaut und eingerichtet und kann als Fitnessraum, Büroraum usw. dienen. Im Erdgeschoss befindet sich eine komfortable Wohnung mit zwei Schlafzimmern, die sehr luxuriös und dezent eingerichtet ist. Im ersten Stock befindet sich eine geräumige Dreizimmerwohnung mit viel Licht und besteht aus: Küche, Wohnzimmer, 3 Schlafzimmer, 2 Bäder und eine geräumige Terrasse mit freiem Blick auf das Meer und die Umgebung. Auf der Terrasse befindet sich auch ein Kamin. Vor der Villa befindet sich ein Swimmingpool, ein Raum für Geselligkeit und ein üppiger, regelmäßig gepflegter Garten. Parkplatz (2 Parkplätze). Alles ist fertig für die Eigentumswohnung und es besteht die Möglichkeit nur einen Teil der Immobilie zu kaufen. In der Nähe sind; berühmte Strand Petrčane (400m), Geschäfte (120m), Kirchen, zahlreiche Restaurants, Cafés und Bars. Die Anlage eignet sich hervorragend für den Tourismus sowie für komfortables und luxuriöses Wohnen. **BESICHTUNG DER IMMOBILIE MÖGLICH 7/7 TAGEN MIT VORLÄUFIGER VEREINBARUNG!** MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar Contact: +385 91 339 9907 +385 (0)23 227 556 (8h-14h radnim danima) info@maxxia.hr info.maxxia@gmail.com

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## Informations de contact supplémentaire

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