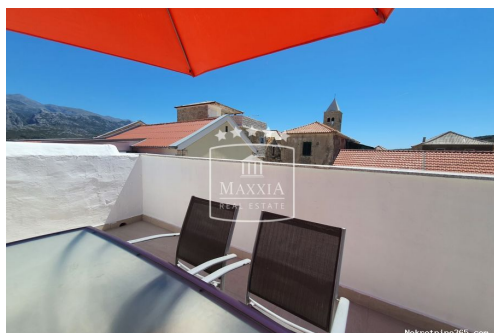


## Vinjerac - kuća s 3 apartmana, cca 40m od mora! 231000€, Posedarje, Maison



### Info vendeur

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## Détails des annonces

## Commun

Titre:	Vinjerac - kuća s 3 apartmana, cca 40m od mora! 231000€
Property for:	Vendita
Type Maison:	détaché
Square feet:	132.0 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	3
Prix:	231,000.0 €
Publié:	09.11.2024

## État

Etat de l'article: Nouvellement adapté

## Localisation

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

## Permis

Permis de construire: oui



## Informations complémentaires

Infrastructure: Climatisation

## Description

Information supplémentaire: Vinjerac - Zadar Obnovljena kamena kuća površine 132 m<sup>2</sup> s 3 stambene jedinice! Otprilike 40m od mora. Kuća se sastoji od prizemlja, prvog i drugog kata. U prizemlju se nalazi dvosobni apartman. Na prvom katu smješten je dvosobni apartman s balkonom i pogledom na more. Na drugom katu nalazi se jednosobni apartman s velikom terasom od otprilike 20 m<sup>2</sup> i otvorenim pogledom na more. Apartman na prvom katu je kompletno renoviran prije otprilike 3 godine, dok je apartman na drugom katu kompletno renoviran 2022. godine. Nove instalacije struje i vode, termo izolacija kuće od 8 cm, prozori sa troslojnim staklom.

Klimatizirano. Uhodana turistička djelatnost s visokom ocjenom te popunjenost apartmana kroz cijelu sezonu. Kuća je smještena u centru naselja u blizini svih potrebnih sadržaja na otprilike 40m od mora. Vrlo tražena lokacija sa razvijenom turističkom aktivnošću, Vinjerac je mjesto orijentirano prema otvorenom moru u blizine općine Starigrad. 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!** Vinjerac - Zadar Renovated stone house of 132 m2 with 3 residential units! Approximately 40m away from the sea. The house consists of a ground floor, first and a second floor. There is a two-bedroom apartment located on the ground floor. There is a two-bedroom apartment with a balcony and a sea view located on the first floor. On the second floor, there is a one-bedroom apartment with a large terrace of approximately 20 m2 and an open sea view. The apartment on the first floor was completely renovated approximately 3 years ago, while the apartment located on the second floor was completely renovated in 2022. New electricity and water installations, thermal insulation of 8 cm, windows with three-layer glass. Air conditioned. A well-established tourist activity with a high rating and occupancy of all of the apartments throughout the entire tourist season. The house is located in the center of the village, near all the necessary amenities, approximately 40m away from the sea. A highly sought-after location with a developed tourist activity.. Vinjerac is a place oriented towards the open sea near the municipality of Starigrad. **TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT!** Vinjerac - Zadar Renoviertes Steinhaus von 132 m2 mit 3 Wohneinheiten! Etwa 40 m vom Meer entfernt. Das Haus besteht aus einem Erdgeschoss, einem ersten und einem zweiten Stock. Im Erdgeschoss befindet sich eine Zwei-Zimmer-Wohnung. Auf der ersten Etage befindet sich ein Apartment mit 2 Schlafzimmern, einem Balkon und Meerblick. Auf der zweiten Etage befindet sich ein Apartment mit einem Schlafzimmer mit einer großen Terrasse von ca. 20 m2 und offenem Meerblick. Die Wohnung im ersten Stock wurde vor ca. 3 Jahren komplett renoviert, während ist die Wohnung der sich im zweiten Stock befindet, in 2022 komplett renoviert gewesen. Neue Strom- und Wasserinstallationen, Wärmedämmung von 8 cm, Fenster mit Dreischichtglas. Klimatisiert. Eine etablierte touristische Aktivität mit hoher Bewertung und Auslastung aller Apartments während der gesamten touristischen Saison. Das Haus befindet sich im Zentrum des Dorfes, in der Nähe aller notwendigen Annehmlichkeiten, etwa 40 m vom Meer entfernt. Ein begehrter Ort mit einer entwickelten touristischen Aktivität. Vinjerac ist ein zum offenen Meer orientierter Ort in der Nähe der Gemeinde Starigrad. **BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER VEREINBARUNG!** MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar 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](mailto:info@maxxia.hr) [info.maxxia@gmail.com](mailto:info.maxxia@gmail.com) <https://maxxiarealestate.com/>

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