

## Privlaka - moderna villa 4 stambene jedinice s bazenom!! 495000€, Privlaka, Σπίτι



### Πληροφορίες Πωλητή

Όνομα:	Maxxia Nekretnine
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Επώνυμο:	Nekretnine
Όνομα	Maxxia d.o.o.
Εταιρίας:	
Service Type:	Selling and renting
Ιστοχώρος:	<a href="https://www.maxxia.hr">https://www.maxxia.hr</a>
Χώρα:	Croatia
Region:	Zadarska županija
City:	Zadar
Ταχυδρομικός	23000
Κώδικας:	
Διεύθυνση:	J. Jurja Strossmayera 1A
Mobile:	00385913399907
Phone:	00385913399907
Σχετικά με εμάς:	MAXXIA Real Estate is a signatory of Regulations for Real Estate Mediators and is registered in the Registry of Real Estate Mediators, and in the Directory of Authorised Real Estate Agents managed by Croatian Chamber of Economy. Maxxia Real Estate services for our clients: Real estate buying and selling Pre-contract and purchase contract consulting Verification and coordination of ownership and proprietary status Real estate legal verification Marketing elaboration and presentation of real Expert assessment of real estate value Legal services in cooperation with authorized law office Official entries in land registry and cadastral records Services of all other experts for

purchase procedure  
Real estate rental  
Real estate maintenance  
Reg No.: 100/2016

## Στοιχεία καταχώρησης

### Κοινά

Τίτλος: Privlaka - moderna villa 4 stambene jedinice s bazenom!! 495000€  
Ιδιοκτησία για: Πώληση  
Τύπος Σπίτι: μονοκατοικία  
Τετραγωνικά Πόδια: 268.0 m<sup>2</sup>  
Μέγεθος Πάρκινγκ: 573.0 m<sup>2</sup>  
Υπνοδωμάτια: 8  
Μπάνια: 4  
Τιμή: 495,000.0 €  
Δημοσιεύτηκε: 09.11.2024

### Κατάσταση

Κατάσταση: Συντηρείται  
Χτίστηκε: 2019

### Τοποθεσία

Χώρα: Croatia  
Κράτος / Περιοχή / Επαρχία: Zadarska županija  
Πόλη: Privlaka  
Περιοχή Πόλη: Privlaka  
Poštanski broj: 23233

### Άδειες

Οικοδομική άδεια: όχι



### Πρόσθετες πληροφορίες

Υποδομή: Νερό, Απόβλητα

### Περιγραφή

Πρόσθετες πληροφορίες: Privlaka Sabunike MAXXIA Exclusive - isključivo pravo posredovanja!  
Jedinstvena villa u Sabunikama stambene površine 268 m<sup>2</sup> sa kultiviranom okućnicom sveukupne površine 573m<sup>2</sup> i bazenom! Mirno okruženje te vrlo

intiman smještaj ville koji omogućuje cjelodnevno opuštanje. Približno 450 m od mora i plaže! Izgrađena 2019. godine, obložena benkovačkim kamenom, omeđena pocinčanom kovanom ogralom, klimatizirana, visoko efektivni sustav filtracije bazena, nova stolarija, LED rasvjeta, videonadzor.. U jednom dijelu ville nalaze se 2 prostrana 2.5 sobna apartmana sa odvojenim ulazima i velikim terasama, jedan u prizemlju, jedan na prvom katu. Sastoje se od: - kuhinje sa blagovaonicom i dnevnim boravkom, - 2 spavaće sobe, - kupatila sa toaletom, - prostrane intimne terase okružene zelenilom. U drugom dijelu vile su smještene još 2 potpuno nova i nekorištena studio apartmana. Podrumski prostor cca 20 m2. Bazen površine 24 m2 sa visoko efektivnim sustavom filtriranja (elektroliza/kemijsko). Natkriveni lounge prostor sa pogledom na bazen idealan za ljetna opuštanja u hladu. Mogućnost ljetne kuhinje/kamina. Više prostranih parkirnih mjesta. Idealna za veću obitelj, turistički najam, cjelogodišnji boravak. Preporuka agencije! Sve dodatne informacije na upit. Agencijska naknada sukladno Općim uvjetima poslovanja. Cjelokupni kupoprodajni proces vođen od strane našeg ovlaštenog Odvjetničkog tima. **OBILAZAK NEKRETNINE 7/7 DANA PO PRETHODNOM DOGOVORU!** Privlaka Sabunike MAXXIA Exclusive - exclusive brokerage right! A unique villa in Sabunike with a living area of 268 m2 with a cultivated yard of a total 573m2 and a swimming pool! Peaceful surrounding and very intimate location of the villa allow a whole day relaxation. Approximately 450 m away from the sea and beach! Built in 2019, lined with Benkovac stone, surrounded by a galvanized forged fence, air-conditioned, highly effective pool filtration system, new joinery, LED lighting, video surveillance.. In one part of the villa there are 2 spacious 2.5-room apartments with separate entrances and large terraces, one on the ground floor, one on the first floor. They consist of: - kitchen with dining room and living room, - 2 bedrooms, - bathroom with a toilet, - spacious, intimate terrace surrounded by greenery. In the second part of the villa there are 2 completely new and unused studio apartments. Basement space approx. 20 m2. A pool of 24 m2 with a highly effective filtration system (electrolysis/chemical). Covered lounge area overlooking the pool, ideal for summer relaxation in the shade. Possibility of a summer kitchen/fireplace. Multiple spacious parking spaces. Ideal for a bigger family, tourist rental, year-round stay. Agency recommendation! All additional information on request. **TOUR OF THE PROPERTY 7/7 DAYS BY PREVIOUS AGREEMENT!** Privlaka Sabunike MAXXIA Exclusive – exklusives Maklerrecht! Eine einzigartige Villa in Sabunike mit einer Wohnfläche von 268 m2 mit einem gepflegten Hof von insgesamt 573m2 und einem Swimmingpool! Die ruhige Umgebung und die sehr intime Lage der Villa ermöglichen eine ganztägige Entspannung. Ca. 450 m vom Meer und Strand entfernt! Erbaut im Jahr 2019, ausgekleidet mit Benkovac-Stein, umgeben von einem verzinkten Schmiedezaun, klimatisiert, hochwirksames Poolfiltersystem, neue Tischlerei, LED-Beleuchtung, Videoüberwachung.. In einem Teil der Villa gibt es 2 großzügige 2,5-Zimmer-Wohnungen mit separaten Eingängen u große Terrassen, eine im Erdgeschoss, eine im ersten Stock. Sie bestehen aus: - Küche mit Esszimmer und Wohnzimmer, - 2 Schlafzimmer, - Badezimmer mit Toilette, - geräumige,

gemütliche Terrasse, umgeben von viel Grün. Im zweiten Teil der Villa gibt es 2 komplett neue und ungenutzte Studio-Apartments. Kellerfläche ca. 20 m<sup>2</sup>. Ein Pool von 24 m<sup>2</sup> mit einem hochwirksamen Filtersystem (Elektrolyse/chemisch). Überdachter Loungebereich mit Blick auf den Pool, ideal für sommerliche Entspannung im Schatten. Möglichkeit einer Sommerküche/Kamin. Mehrere geräumige Parkplätze. Ideal für eine größere Familie, touristische Vermietung, ganzjähriger Aufenthalt. Agenturempfehlung! Alle weiteren Informationen auf Anfrage. BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER VEREINBARUNG! MAXXIA REAL ESTATE NEKRETNINE J. Jurja  
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## Πρόσθετες πληροφορίες επαφής

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