

Vinjerac - luksuzni penthouse 169m2 s krovnom terasom i jacuzzijem!  
650000€, Posedarje, Appartamento



**Info venditore**

Nome: Maxxia Nekretnine

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Cognome: Nekretnine

Nome della ditta: Maxxia d.o.o.

Service Type: Selling and renting

Website: <https://www.maxxia.hr>

Paese: Croatia

Region: Zadarska županija

City: Zadar

CAP: 23000

Indirizzo: J. Jurja Strossmayera 1A

Mobile: 00385913399907

Phone: 00385913399907

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 Real estate legal verification  
 Marketing elaboration and presentation of real  
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 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

## Dettagli annunci

### Comune

Titolo: Vinjerac - luksuzni penthouse 169m2 s krovnom terasom i jacuzziem! 650000€  
Proprietà per: Sale  
Square Feet: 169.48 m<sup>2</sup>  
Pavimento: 2  
Stanze da letto: 3  
Bagni: 3  
Prezzo: 650,000.00 €  
Pubblicato: 17.07.2024

### Stato

Nuova costruzione: si  
Built: 2022  
Condizione: Mantenuto

### Collocazione

Nazione: Croatia  
Stato / Regione /  
Provincia: Zadarska županija  
Città: Posedarje  
Zona della città: Vinjerac  
Poštanski broj: 23242



### Permessi

Permesso di costruzione: si

### Additional information

Infrastruttura: Aria condizionata  
Efficienza energetica: A

### Descrizione

Informazioni aggiuntive: Vinjerac - Zadar Vrhunski luksuzni apartman otvorenog pogleda na more! 30m od mora, 350m od centra naselja! Ukupno 6 stanova u zgradi. Termoizolacija debljine 15cm (očekivani energetski certifikat A). A-E5 Luksuzan penthouse sa krovnom terasom, ljetnom kuhinjom i jacuzziem! Bruto površina apartmana 299.62 m<sup>2</sup>, neto s koeficijentima površina 169.48m<sup>2</sup>. Dnevni boravak s kuhinjom 43m<sup>2</sup> izlazi na prostranu terasu 35.49m<sup>2</sup> s pogledom na more. Dvije spavaće sobe. Tri kupatila s toaletom (visokokvalitetne talijanske porculanske pločice). Krovna terasa

143.48m<sup>2</sup> sa jacuzzijem! Ljetna kuhinja 15.64m<sup>2</sup>! Parkirno mjesto - sustav videonadzora i automatska klizna vrata. Video nadzor 24h, protuprovalna i protupožarna vrata apartmana. Direktan pristup moru! Energetski učinkoviti grijači za vodu (Ariston Velis). Podno grijanje u cijeloj zgradi! Klimatizacija u cijeloj zgradi. Porculanski podovi i zidovi u kupatilima (travertino efekt). Led rasvjeta i uređena okućnica. Tipično malo dalmatinsko mjesto! Lokacija izuzetno ugodna i mirna! Blizina grada Zadra cc 30km. U okruženju više nacionalnih parkova i parkova prirode (Paklenica, Kornati, Plitvička jezera..) **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU!**

Vinjerac - Zadar Top luxury apartment with open sea view! 30m from the sea, 350m from the center! A total of 6 apartments in the building. Thermal insulation 15 cm thick (expected energy certificate A). A-E5 Luxurious penthouse with roof terrace, summer kitchen and jacuzzi! Gross apartment area 299.62 m<sup>2</sup>, net with coefficients area 169.48 m<sup>2</sup>. Living room with kitchen 43m<sup>2</sup> opens onto a spacious terrace 35.49m<sup>2</sup> with a sea view. Two bedrooms. Three bathrooms with toilets (high quality Italian porcelain tiles). Roof terrace 143.48m<sup>2</sup> with jacuzzi! Summer kitchen 15.64m<sup>2</sup>! Parking space - video surveillance system and automatic sliding doors. 24-hour video surveillance, anti-burglary and fire doors of the apartment. Direct access to the sea! Energy efficient water heaters (Ariston Velis). Underfloor heating throughout the building! Air conditioning throughout the building. Porcelain floors and walls in bathrooms (travertine effect). LED lighting and landscaped garden. A typical small Dalmatian town! The location is extremely pleasant and quiet! Close proximity to the city of Zadar (30 km). Surrounded by several national parks and nature parks (Paklenica, Kornati, Plitvice Lakes..) **TOUR OF THE PROPERTY AVAILABLE 7 DAYS A WEEK BY PRELIMINARY AGREEMENT!** Vinjerac - Zadar Top-Luxus-Apartments mit offenem Meerblick! 30 m vom Meer, 350 m vom Zentrum entfernt! Insgesamt 6 Wohnungen im Gebäude. Wärmedämmung 15 cm dick (erwarteter Energieausweis A). A-E5 Luxus-Penthouse mit Dachterrasse, Sommerküche und Jacuzzi! Bruttowohnungsfläche 299,62 m<sup>2</sup>, Nettofläche mit Koeffizienten 169,48 m<sup>2</sup>. Wohnzimmer mit Küche von 43m<sup>2</sup> öffnet sich auf eine geräumige Terrasse von 35,49m<sup>2</sup> mit Meerblick. Zwei Schlafzimmer. Drei Badezimmer mit Toilette (hochwertige italienische Porzellanfliesen). Dachterrasse 143,48m<sup>2</sup> mit Jacuzzi! Sommerküche 15,64m<sup>2</sup>! Parkplatz - Videoüberwachungssystem und automatische Schiebetüren. 24-Stunden-Videoüberwachung, Einbruchschutz- und Brandschutztüren der Wohnung. Direkter Zugang zum Meer! Energieeffiziente Warmwasserbereiter (Ariston Velis). Fußbodenheizung im ganzen Gebäude! Klimaanlage im gesamten Gebäude. Fußböden und Wände aus Porzellan in den Badezimmern (Travertino-Effekt). Eisbeleuchtung und Landschaftsgarten. Ein typischer kleiner dalmatinischer Ort! Die Lage ist äußerst angenehm und ruhig! In der Nähe der Stadt Zadar ca. 30 km entfernt. Umgeben von mehreren Nationalparks und Naturparks (Paklenica, Kornati, Plitvicer Seen..) **BESICHTUNG DER IMMOBILIE MÖGLICH 7/7 TAGEN MIT VORLÄUFIGER VEREINBARUNG!** MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar Contact: +385 91 339 9908 +385 (0)23 227

556 (8h-14h radnim danima) info@maxxia.hr info.maxxia@gmail.com  
<https://maxxiarealestate.com/> Šifra objekta: A-1699-007 Energetska klasa: A

## Ulteriori informazioni di contatto

Numero di riferimento    625073  
interno:  
Agency ref id:            A-1699-007  
Telefono di contatto:    +385 (91) 339-9908