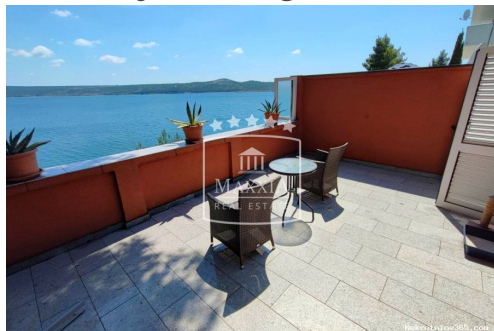


## Posedarje - kuća PRVI RED DO MORA s okućnicom 1003 m2! 310000€.

### Posedarje, Famiglia



#### Info venditore

Nome: Maxxia Nekretnine

Nome: Maxxia

Cognome: Nekretnine

Nome della ditta: Maxxia d.o.o.

ditta:

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

Riguardo a noi: 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

## Dettagli annunci

### Comune

Titolo: Posedarje - kuća PRVI RED DO MORA s okućnicom 1003 m2! 310000€  
Proprietà per: Sale  
Tipo di casa: semi-indipendente  
Square Feet: 147.30 m<sup>2</sup>  
Lot Size: 1003 m<sup>2</sup>  
Stanze da letto: 6  
Bagni: 1  
Prezzo: 310,000.00 €  
Pubblicato: 20.07.2024

### Stato

Condizione: Mantenuto

### Collocazione

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

### Permessi

Permesso di costruzione: si  
Certificato di proprietà: si



### Parcheggio

Box auto: si

### Descrizione

Informazioni aggiuntive: Posedarje MAXXIA predstavlja kuću PRVI RED DO MORA smještenu na zemljištu površine 1003 m2 koje se pruža do samog mora i plaže. Direktnan pristup moru i mjestu za kupanje koje je odvojeno na način da ga koriste samo vlasnici ovog dvojnog objekta. Iako je riječ o dvojnog objektu, zbog načina gradnje i odvojenosti dvorišta kuća ima potpunu privatnost. Kuća se sastoji od prizemlja i

kata. Prizemlje: - odvojena ostakljena kuhinja s blagovaonicom s otvorenim pogledom na more, - dnevni boravak, - spavaća soba, - manji uredski prostor, - spremište (priprema za kupaonicu). Kat: - 2 prostrane spavaće sobe s izlazom na veliku terasu, - kupaonica s toaletom, - velika terasa s otvorenim pogledom na more. Prizemlje i kat su povezani unutrašnjim stepeništem, ali postoje i odvojeni vanjski ulazi. Garaža površine 21.50 m<sup>2</sup>! Uređena okućnica zasađena dalmatinskim biljem i stablima te kaminom. Izuzetna nekretnina na rijetkoj lokaciji u autohtonom dalmatinskom okruženju koja s se minimalnim zahvatima u uređenju interijera može pretvoriti u idealnu nekretninu za odmor. **OBILAZAK NEKRETNINE 7/7 DANA PO PRETHODNOM DOGOVORU!** Posedarje MAXXIA presents a house **FIRST ROW TO THE SEA** located on a plot of land of 1003 m<sup>2</sup> which extends to the sea and the beach itself. Direct access to the sea and the bathing area, which is separated in such a way that it can only be used by the owners of this dual object. Although it is a double building, due to the construction method and the separation of the yard, the house has complete privacy. The house consists of two floors. Ground floor: - separate glazed kitchen with dining room with an open sea view, - living room, - bedroom, - smaller office space, - storage room (preparation for a bathroom). Floor: - 2 spacious bedrooms with an access to a large terrace, - bathroom with a toilet, - a large terrace with an open sea view. The ground floor and the first floor are connected by an internal staircase, but there is also a separate external entrance. Garage of 21.50 m<sup>2</sup>! A landscaped garden planted with Dalmatian vegetation and trees with a fireplace. An exceptional property in a rare location in an authentic Dalmatian environment which with minimal interventions in the interior decoration can be turned into an ideal vacation property. **TOUR OF THE PROPERTY 7/7 DAYS BY PRIOR ARRANGEMENT!** Posedarje MAXXIA präsentiert ein Haus in **ERSTER REIHE ZUM MEER** auf einem Grundstück von 1003 m<sup>2</sup> das sich bis zum Meer und zum Strand selbst erstreckt. Direkter Zugang zum Meer und zum Badebereich, der so abgetrennt ist, dass er nur von den Eigentümern dieses Doppelobjekts genutzt werden kann. Obwohl es sich um ein Doppelgebäude handelt, bietet das Haus aufgrund der Bauweise und der Abtrennung des Hofes absolute Privatsphäre. Das Haus besteht aus zwei Etagen. Erdgeschoss: - separate verglaste Küche mit Esszimmer mit offenem Meerblick, - Wohnzimmer, - Schlafzimmer, - kleine Büroräume, - Abstellraum (Vorbereitung für ein Badezimmer). Boden: - 2 geräumige Schlafzimmer mit Zugang zu einer großen Terrasse, - Badezimmer mit Toilette, - eine große Terrasse mit offenem Meerblick. Das Erdgeschoss und die erste Etage sind durch eine Innentreppe verbunden, es gibt jedoch auch einen separaten Außeneingang. Garage von 21,50 m<sup>2</sup>! Ein angelegter Garten mit dalmatinischer Vegetation und Bäumen sowie einer Feuerstelle. Eine außergewöhnliche Immobilie in einer authentischen dalmatinischen Umgebung welches mit minimalen Eingriffen in die Inneneinrichtung in eine ideale Ferienimmobilie verwandelt werden kann. **BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER VEREINBARUNG!** MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar MAXXIA Info office 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-4118-010

## Ulteriori informazioni di contatto

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