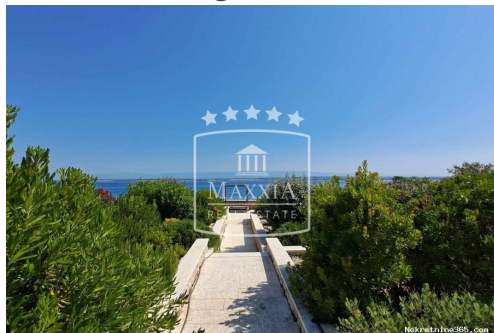


## Poljana - PRVI RED DO MORA villa 360m2, teren 1442m2! 1500000€.

### Preko, 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  
100/2016

Reg No.:

## Dettagli annunci

### Comune

Titolo: Poljana - PRVI RED DO MORA villa 360m2, teren 1442m2! 1500000€  
Proprietà per: Sale  
Tipo di casa: distaccato  
Square Feet: 363.87 m<sup>2</sup>  
Lot Size: 1442.0 m<sup>2</sup>  
Stanze da letto: 5  
Bagni: 2  
Prezzo: 1,500,000.0 €  
Pubblicato: 02.10.2024

### Stato

Condizione: Mantenuto  
Built: 2015

### Collocazione

Nazione: Croatia  
Stato / Regione /  
Provincia: Zadarska županija  
Città: Preko  
Zona della città: Poljana  
Poštanski broj: 23273

### Permessi

Permesso di costruzione: si  
Certificato di proprietà: si



### Additional information

Infrastruttura: Aria condizionata

### Descrizione

Informazioni aggiuntive: Poljana (Preko) - otok Ugljan MAXXIA Exclusive - isključivo pravo posredovanja! MAXXIA predstavlja izuzetnu luksuznu villu površine 363.87 m<sup>2</sup> prvi red do mora sa velikom okućnicom površine 1442 m<sup>2</sup>! Izgrađena 2015. godine, izuzetno kvalitetna gradnja (vanjski zidovi debljine 40 cm koristeći Ytong

blokove, Ytong krov). Podno grijanje, pojedinačne sobne ventilacijske jedinice, visoko učinkoviti ventilacijski sustavi opremljeni su izmjenjivačem topline kako bi se smanjili gubici energije, klimatizacija cijele ville, kondenzna voda iz klima uređaja ispušta se posebnim sustavom cjevovoda, energetski certifikat razine A+ (7 kWh/m<sup>2</sup>a)! Villa se sastoji od velikog podruma 106 m<sup>2</sup> i prostranog potkrovlja koje se može koristiti kao spremište. Prizemlje: - hodnik, - prostrano predsoblje, - spremište/prostrana garderoba, - kuhinja sa blagovaonicom i velikim dnevnim boravkom (open-space koncept), - gostinjski toalet. Kat: - 3 spavaće sobe (1 en suite spavaća soba sa kupatilom), - kupatilo sa toaletom, - gostinjski toalet. Otvoren pogled na more i Zadar iz gotovo svakog dijela ville. Izuzetno mirna lokacija sa vlastitim privatnim pristupnim putem omeđenim maslinama. Veliki parking za više automobila, sa 2 utičnice za električno punjenje automobila (220V). Dvorište sa maslinama i dalmatinskim raslinjem koje ne treba zalijevati. Privatni mul. Ova izuzetna lokacija pruža kompletan mir i intimu tijekom cijele godine. Privatno smještena, orijentirana prema moru, okružena zelenilom. Preporuka agencije! Sve dodatne informacije na upit [info.maxxia@gmail.com](mailto:info.maxxia@gmail.com) [info@maxxia.hr](mailto:info@maxxia.hr) 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!** Poljana (Preko) - Island of Ugljan MAXXIA Exclusive - exclusive brokerage right! MAXXIA presents an exceptional luxury villa FIRST ROW TO SEA with a large garden area of 1442 m<sup>2</sup>! Built in 2015, extremely high-quality construction (40cm thick exterior walls using Ytong aerated concrete blocks, Ytong roof). Floor heating, individual room ventilation units, highly efficient ventilation systems are equipped with a heat exchanger to reduce energy losses, air conditioning of the entire villa, condensate water from the air conditioner is discharged by a special piping system, energy certificate level A+ (7 kWh/m<sup>2</sup>a)! The villa consists of a large basement 106 m<sup>2</sup> and a spacious attic that can be used as storage. Ground floor: - hallway, - spacious hall, - storage/spacious wardrobe, - kitchen with dining room and large living room (open-space concept), - guest toilet. First floor: - 3 bedrooms (1 master bedroom with ensuite bathroom), - bathroom with toilet, - guest toilet. An open view of the sea and Zadar from almost every part of the villa. Extremely quiet location with its own private access road bordered by olive trees. Large parking area for several cars, with 2 electric outlets (220V). Garden with Olive trees und Dalmatian vegetation that need no watering. Private dock. This exceptional location offers complete peace and intimacy throughout the year. Privately located, facing the sea, surrounded by greenery. Agency recommendation! All additional information on request [info.maxxia@gmail.com](mailto:info.maxxia@gmail.com) [info@maxxia.hr](mailto:info@maxxia.hr) Brokerage fee in accordance with the General Terms and Conditions. The entire purchase/sale process is managed by our authorized law office. **TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT!** Poljana (Preko) - Insel Ugljan MAXXIA Exclusive - exklusives Maklerrecht! MAXXIA präsentiert eine außergewöhnliche Luxusvilla in ERSTER REIHE ZUM MEER mit großem Garten und einer Grundstücksfläche von 1442 m<sup>2</sup>! Baujahr 2015, äußerst hochwertige, erstklassig gedämmte Bauweise

(40 cm dicke Außenwände aus Ytong Porenbeton, Ytong-Dach).  
Fußbodenheizung, Einzelraum-Lüftungsanlage, diese hocheffiziente Lüftungssysteme sind mit einem Wärmetauscher ausgestattet, um Energieverluste zu reduzieren. Gesamte Villa ist klimatisiert – das Kondenswasser aus den Klimageräten wird über ein spezielles Rohrleitungssystem abgeführt.  
Energieausweis mit Effizienzklasse A+ (7 kWh/m<sup>2</sup>a)! Die Villa bietet einen großen Keller 106 m<sup>2</sup> und einen geräumigen Dachboden, der als Abstellraum genutzt werden kann. Erdgeschoss: - geräumiger Eingangsbereich - Flur - Garderobe/Abstellraum mit Einbauschränken - Küche mit Esszimmer und großem Wohnzimmer (Open-Space-Konzept) - Gästetoilette Obergeschoss: - 3 Schlafzimmer (1 Schlafzimmer mit En-Suite-Badezimmer) - Badezimmer mit Toilette - Gästetoilette Von fast jedem Zimmer der Villa haben Sie einen freien Blick auf das Meer und Zadar. Äußerst ruhige Lage mit eigener privater Zufahrtsstraße umgeben von Oliven. Großer Parkplatz für mehrere Fahrzeuge, mit 2 Steckdosen (220V). Garten mit Olivenbäumen und dalmatinischer Vegetation, die nicht gewässert werden muss. Private Mole/Bootssteg. Dieser außergewöhnliche Ort bietet das ganze Jahr über absolute Ruhe und Intimität. In privater Lage, direkt am Meer, umgeben von viel Grün. Agenturempfehlung! Alle weiteren Informationen auf Anfrage [info.maxxia@gmail.com](mailto:info.maxxia@gmail.com) [info@maxxia.hr](mailto:info@maxxia.hr) Die Maklergebühr gemäß den Allgemeinen Geschäftsbedingungen. Der gesamte Kauf-/Verkaufsprozess wird von unserer autorisierten Anwaltskanzlei verwaltet.  
**BESICHTIGUNG DER IMMOBILIE VERSICHERT 7/7 TAGE NACH VORHERIGER VEREINBARUNG! MAXXIA REAL ESTATE NEKRETNINE**  
J. Jurja Strossmayera 1A, 23000 Zadar MAXXIA REAL ESTATE NEKRETNINE  
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+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/>

## Ulteriori informazioni di contatto

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