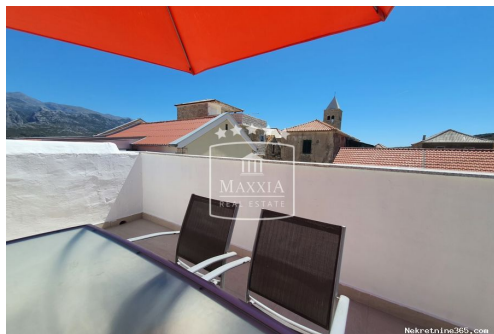


Vinjerac - kuća s 3 apartmana, cca 40m od mora! 231000€, Posedarje, Famiglia

## Info venditore

Nome: Maxxia Nekretnine

Nome: Maxxia

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

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:	Vinjerac - kuća s 3 apartmana, cca 40m od mora! 231000€
Proprietà per:	Sale
Tipo di casa:	distaccato
Square Feet:	132.0 m <sup>2</sup>
Stanze da letto:	8
Bagni:	3
Prezzo:	231,000.0 €
Pubblicato:	09.11.2024

## Stato

Condizione: Riadattati

## Collocazione

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

## Permessi

Permesso di costruzione: si



## Additional information

Infrastruttura: Aria condizionata

## Descrizione

Informazioni aggiuntive: 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/>

## Ulteriori informazioni di contatto

Numero di riferimento 681097

interno:

Agency ref id: K-3527-010

Telefono di contatto: +385 (91) 606-0516