

## RAŽANAC - Moderna samostojeća kuća 176m2 s bazenom - 690.000€.

### Ražanac, Casa



#### Informação do Vendedor

Nome: Maxxia Nekretnine  
Nome: Maxxia  
Apelido: Nekretnine  
Nome da empresa: Maxxia d.o.o.  
Service Type: Selling and renting  
Website: <https://www.maxxia.hr>  
País: Croatia  
Region: Zadarska županija  
City: Zadar  
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Sobre nós: 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.:

## Detalhes do Anúncio

### Comum

Titulo: RAŽANAC - Moderna samostojeća kuća 176m2 s bazenom - 690.000€  
Tipo de Negócio: Venda  
Tipo de casa: destacado  
Área M2: 176 m<sup>2</sup>  
Área de Terreno: 276 m<sup>2</sup>  
Quartos: 5  
Casas de Banho: 3  
Preço: 690,000.00 €  
Anúnciado: 27.01.2024

### Condição

Condição: Recentemente adaptado  
Data Construção: 1976

### Localização

País: Croatia  
Estado / Região / Província: Zadarska županija  
Cidade: Ražanac  
Área da cidade: Ražanac  
Poštanski broj: 23248

### Permitem

Llicença de construção: naí  
Certificado de propriedade: naí

### Informação Adicional

A Infraestrutura: Água, Ar condicionado, Fossa séptica



### Estacionamento

Número de vagas no estacionamento: 3

## Descrição

Informação Adicional:

RAŽANAC, Zadarska županija Moderno uređena kuća površine 176 m2 s uređenom okućnicom i bazenom veličine 8m x 4m na svega 170m udaljenosti od mora i uređene plaže. Sastoji se od prizemlja i prvog kata povezanih unutarnjim stepeništem. PRIZEMLJE: - kuhinja, blagovaonica i dnevni boravak s izlazom na terasu - spavaća soba - kupaonica PRVI KAT: - predvorje - 3 spavaće sobe - 2 kupaonice Izgradnja je započeta 1976. godine, a zadnja renovacija bila je 2021. godine kada je postavljena nova PVC stolarija, podno grijanje na katu, postavljen je novi namještaj. Grijanje se odvija preko visokokvalitetnih klimatizacijskih uređaja postavljenih u svakoj prostoriji, kao i preko peći na drva u prizemlju te podnog grijanja na struju na prvom katu. Nekretnina se nalazi na izvrsnoj lokaciji u neposrednoj blizini mora s prekrasnim, otvorenim pogledom na planinu Velebit, kao i na cijeli Velebitski kanal. Izvrsna prilika za nastavak uhodane turističke djelatnosti. Ostale informacije na upit. OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU RAŽANAC, Zadar County Modernly furnished house with an area of 176 m2 with a landscaped garden and a pool of 8m x 4m only 170m away from the sea and the beach. It consists of a ground floor and a first floor connected by an internal staircase. GROUND FLOOR: - kitchen, dining room and living room with access to the terrace - bedroom - bathroom FIRST FLOOR: - lobby - 3 bedrooms - 2 bathrooms Construction began in 1976 and the last renovation was in 2021, when new PVC joinery was installed. as well as floor heating on the first floor; it was completely refurbished as well. The house is heated through high-quality air conditioning devices installed in each room, as well as through a wood stove on the ground floor and electric underfloor heating on the first floor. The property has a great location in the immediate vicinity of the sea with a beautiful, open view of the Velebit mountain, as well as the entire Velebit channel. An excellent opportunity to continue a successful well-established tourist activity. Other information on request. TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT! RAŽANAC, Gspanschaft Zadar Modern eingerichtetes Haus mit einer Fläche von 176 m2 mit einem gepflegten Garten und einem Pool von 8 x 4 m nur 170m vom Meer und Strand entfernt. Es besteht aus einem Erdgeschoss und einem ersten Stock, die durch eine Innentreppe verbunden sind. ERDGESCHOSS: - Küche, Esszimmer und Wohnzimmer mit Zugang zur Terrasse - Schlafzimmer - Bad ERSTE STOCK: - Empfangshalle - 3 Schlafzimmer - 2 Badezimmer Der Bau begann 1976 und die letzte Renovierung fand 2021 statt, als eine neue PVC-Tischlerei installiert wurde. sowie Fußbodenheizung im Erdgeschoss; es wurde auch komplett renoviert. Das Haus wird durch hochwertige Klimaanlage beheizt die in jedem Zimmer installiert sind, sowie durch einen Holzofen im Erdgeschoss und eine elektrische Fußbodenheizung im ersten Stock. Das Objekt befindet sich in einer großartigen Lage in unmittelbarer Nähe zum Meer mit einem wunderschönen, freien Blick des Velebit-Gebirges sowie des gesamten Velebit-Kanals. Eine ausgezeichnete Gelegenheit, eine erfolgreiche, etablierte touristische Aktivität fortzusetzen. Weitere Informationen auf Anfrage. BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER

VEREINBARUNG! MAXXIA REAL ESTATE NEKRETNINE J. Jurja  
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## Informações adicionais para contato

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