

## Posedarje - 26.125m2 vinograd vrsne francuske sorte + zemljište! 390000€. Posedarje, Terra



### 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

Reg No.: 100/2016

## Detalhes do Anúncio

## Comum

Titulo: Posedarje - 26.125m2 vinograd vrsne francuske sorte + zemljište! 390000€  
Tipo de Negócio: Venda  
Tipo de terreno: Terras agrícolas  
Área M2: 26125.0 m<sup>2</sup>  
Preço: 390,000.0 €  
Anúnciado: 02.03.2024

## Localização

País: Croatia  
Estado / Região /  
Província: Zadarska županija  
Cidade: Posedarje  
Área da cidade: Posedarje  
Poštanski broj: 23242



## Descrição

Informação Adicional: Posedarje Poljoprivredno imanje na jedinstvenoj lokaciji podijeljeno na tri dijela, 6409m2, 9155m2 i 10561m2 u prodaji kao jedno zemljište sveukupne površine 26.125m2. Imanje obogaćuje trinaestogodišnji nasad vinove loze vrsnih francuskih sorti (Merlot, Cabernet Sauvignon, Syrah) idealno smješten na 200m nadmorske visine okružen morem i s prekrasnim pogledom na planinu Velebit. Struja je dovedena do imanja, a navodnjavanje terena se odvija iz velikog spremnika vode koji se nalazi na samom imanju. Uz vinograd se nalazi kućica površine 24m2 u funkciji spremišta. Prostorni plan predviđa mogućnost izgradivosti tlocrtno 1% od površine zemljišta za stambeno-poslovni objekt od otprilike 600m2. Vinograd je uredno održavan! Opskrbljuje najelitnija gastronomska imena u okruženju! Cjelokupno zemljište pruža više mogućnosti za sadnju raznih kultura na jedinstvenoj lokaciji s otvorenim pogledom na more. **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU!** Posedarje An agricultural property in a unique location divided into three parts, 6409m2, 9155m2 and 10561m2 for sale as one plot with a total area of 26,125m2. The estate is enriched by a thirteen-year-old vineyard of excellent French varieties (Merlot, Cabernet Sauvignon, Syrah), ideally located at 200m above sea level, surrounded by the sea and with a beautiful view of the Velebit mountain. There is electricity connection close to the land and the field is irrigated from a large water tank located on the property itself. Next to the vineyard, there is a 24m2 house that serves as a storage room. The spatial plan allows the possibility of building 1% of the land area for a residential-business facility of approximately 600m2. The

vineyard is well maintained! It supplies the most elite gastronomic names in the area! The entire plot of land offers more opportunities for planting various crops in a unique location with an open view of the sea. TOUR OF THE PROPERTY INSURED 7/7 DAYS BY PRIOR ARRANGEMENT! Posedarje Ein landwirtschaftliches Anwesen in einzigartiger Lage, aufgeteilt in drei Teile, 6409m<sup>2</sup>, 9155m<sup>2</sup> und 10561m<sup>2</sup> zum Verkauf als ein Grundstück mit einer Gesamtfläche von 26.125m<sup>2</sup>. Das Anwesen wird durch einen dreizehn Jahre alten Weinberg mit hervorragenden französischen Sorten (Merlot, Cabernet Sauvignon, Syrah) bereichert, der ideal auf 200 m über dem Meeresspiegel gelegen ist, umgeben vom Meer und mit einem wunderschönen Blick auf das Velebit-Gebirge. Es gibt einen Stromanschluss in der Nähe des Grundstücks und das Feld wird von einem großen Wassertank bewässert, der sich auf dem Grundstück selbst befindet. Neben dem Weinberg befindet sich ein 24 m<sup>2</sup> großes Haus, das als Lagerraum dient. Der Raumordnungsplan sieht die Möglichkeit vor, 1 % der Grundstücksfläche für eine Wohn- und Geschäftsanlage von ca. 600 m<sup>2</sup> zu bebauen. Der Weinberg ist gepflegt! Es liefert die elitärsten gastronomischen Namen in der Gegend! Das gesamte Grundstück bietet mehr Möglichkeiten zum Anpflanzen verschiedener Kulturen in einer einzigartigen Lage mit freiem Blick auf das Meer. 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: 091 339 9908 091 606 0516 099 339 9909 info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/>

## Informações adicionais para contato

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Agency ref id: T-3477-003