

## Vinjerac - luksuzni penthouse 169m2 s krovnom terasom i jacuzzijem! 650000€, Posedarje, Apartment



### Informação do Vendedor

Nome: Maxxia Nekretnine  
Nome: Maxxia  
Apelido: Nekretnine  
Nome da empresa: Maxxia d.o.o.  
Service Type: Selling and renting  
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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: Vinjerac - luksuzni penthouse 169m2 s krovnom terasom i jacuzzijem! 650000€  
Tipo de Negócio: Venda  
Área M2: 169.48 m<sup>2</sup>  
Andar: 2  
Quartos: 3  
Casas de Banho: 3  
Preço: 650,000.00 €  
Anúnciado: 17.07.2024

### Condição

Nova construção: não  
Data Construção: 2022  
Condição: Mantido

### Localização

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



### Peritem

Llicença de construção: não

### Informação Adicional

A Infraestrutura: Ar condicionado  
Eficiência energética: A

### Descrição

Informação Adicional: Vinjerac - Zadar Vrhunski luksuzni apartman otvorenog pogleda na more! 30m od mora, 350m od centra naselja! Ukupno 6 stanova u zgradi. Termoizolacija debljine 15cm (očekivani energetski certifikat A). A-E5 Luksuzan penthouse sa krovnom terasom, ljetnom kuhinjom i jacuzzijem! Bruto površina apartmana 299.62 m<sup>2</sup>, neto s koeficijentima površina 169.48m<sup>2</sup>. Dnevni boravak s kuhinjom 43m<sup>2</sup> izlazi na prostranu terasu 35.49m<sup>2</sup> s pogledom na more. Dvije spavaće sobe. Tri kupatila s toaletom (visokokvalitetne talijanske porculanske pločice). Krovna terasa

143.48m2 sa jacuzzijem! Ljetna kuhinja 15.64m2! Parkirno mjesto - sustav videonadzora i automatska klizna vrata. Video nadzor 24h, protuprovalna i protupožarna vrata apartmana. Direktan pristup moru! Energetski učinkoviti grijači za vodu (Ariston Velis). Podno grijanje u cijeloj zgradi! Klimatizacija u cijeloj zgradi. Porculanski podovi i zidovi u kupatilima (travertino efekt). Led rasvjeta i uređena okućnica. Tipično malo dalmatinsko mjesto! Lokacija izuzetno ugodna i mirna! Blizina grada Zadra cc 30km. U okruženju više nacionalnih parkova i parkova prirode (Paklenica, Kornati, Plitvička jezera..) **OBILAZAK NEKRETNINE OSIGURAN 7/7 DANA PO PRETHODNOM DOGOVORU!**

Vinjerac - Zadar Top luxury apartment with open sea view! 30m from the sea, 350m from the center! A total of 6 apartments in the building. Thermal insulation 15 cm thick (expected energy certificate A). A-E5 Luxurious penthouse with roof terrace, summer kitchen and jacuzzi! Gross apartment area 299.62 m2, net with coefficients area 169.48 m2. Living room with kitchen 43m2 opens onto a spacious terrace 35.49m2 with a sea view. Two bedrooms. Three bathrooms with toilets (high quality Italian porcelain tiles). Roof terrace 143.48m2 with jacuzzi! Summer kitchen 15.64m2! Parking space - video surveillance system and automatic sliding doors. 24-hour video surveillance, anti-burglary and fire doors of the apartment. Direct access to the sea! Energy efficient water heaters (Ariston Velis). Underfloor heating throughout the building! Air conditioning throughout the building. Porcelain floors and walls in bathrooms (travertine effect). LED lighting and landscaped garden. A typical small Dalmatian town! The location is extremely pleasant and quiet! Close proximity to the city of Zadar (30 km). Surrounded by several national parks and nature parks (Paklenica, Kornati, Plitvice Lakes..) **TOUR OF THE PROPERTY AVAILABLE 7 DAYS A WEEK BY PRELIMINARY AGREEMENT!** Vinjerac - Zadar Top-Luxus-Apartments mit offenem Meerblick! 30 m vom Meer, 350 m vom Zentrum entfernt! Insgesamt 6 Wohnungen im Gebäude. Wärmedämmung 15 cm dick (erwarteter Energieausweis A). A-E5 Luxus-Penthouse mit Dachterrasse, Sommerküche und Jacuzzi! Bruttowohnungsfläche 299,62 m2, Nettofläche mit Koeffizienten 169,48 m2. Wohnzimmer mit Küche von 43m2 öffnet sich auf eine geräumige Terrasse von 35,49m2 mit Meerblick. Zwei Schlafzimmer. Drei Badezimmer mit Toilette (hochwertige italienische Porzellanfliesen). Dachterrasse 143,48m2 mit Jacuzzi! Sommerküche 15,64m2! Parkplatz - Videoüberwachungssystem und automatische Schiebetüren. 24-Stunden-Videoüberwachung, Einbruchschutz- und Brandschutztüren der Wohnung. Direkter Zugang zum Meer! Energieeffiziente Warmwasserbereiter (Ariston Velis). Fußbodenheizung im ganzen Gebäude! Klimaanlage im gesamten Gebäude. Fußböden und Wände aus Porzellan in den Badezimmern (Travertino-Effekt). Eisbeleuchtung und Landschaftsgarten. Ein typischer kleiner dalmatinischer Ort! Die Lage ist äußerst angenehm und ruhig! In der Nähe der Stadt Zadar ca. 30 km entfernt. Umgeben von mehreren Nationalparks und Naturparks (Paklenica, Kornati, Plitvicer Seen..) **BESICHTUNG DER IMMOBILIE MÖGLICH 7/7 TAGEN MIT VORLÄUFIGER VEREINBARUNG!** MAXXIA REAL ESTATE NEKRETNINE J. Jurja Strossmayera 1A, 23000 Zadar Contact: +385 91 339 9908 +385 (0)23 227

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## Informações adicionais para contato

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