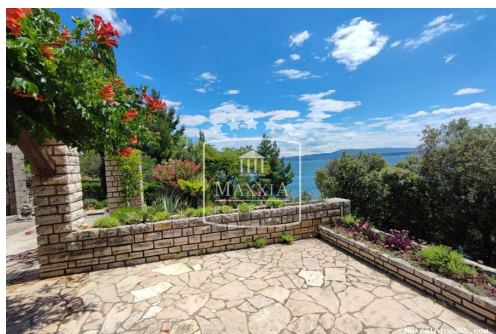


## Posedarje - objekt PRVI RED DO MORA , PRILIKA! 430000€, Posedarje, Casa



### 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  
Código Postal: 23000  
Endereço: J. Jurja Strossmayera 1A  
Mobile: 00385913399907  
Phone: 00385913399907  
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: Posedarje - objekt PRVI RED DO MORA , PRILIKA! 430000€  
Tipo de Negócio: Venda  
Tipo de casa: geminada  
Área M2: 136.59 m<sup>2</sup>  
Área de Terreno: 242 m<sup>2</sup>  
Quartos: 6  
Casas de Banho: 1  
Preço: 430,000.00 €  
Anúnciado: 20.07.2024

### Condição

Condição: Mantido

### Localização

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

### Permitem

Llicença de construção: naí  
Certificado de  
propriedade: naí



### Estacionamento

Garagem: naí

### Descrição

Informação Adicional: Posedarje Unikatan objekt u PRVOM REDU DO MORA i šljunčane plaže površine 137 m2 s okućnicom površine 242 m2. Objekt je u sklopu dvojne kuće (etažiran) te je vrlo intimno ograđen. Nalazi se na samom kraju slijepe ulice u vrlo mirnom okruženju bez susjeda i prometa. Dio slijepe ulice koji se nalazi ispred nekretnine je u suvlasništvu prodavatelja što pruža dodatni mir i intimu. Sastoji se

od prizemlja u kojem su smješteni: - veliki dnevni boravak s blagovaonicom koji se otvara na terasu s pogledom na more, - kuhinja, - 2 prostrane spavaće sobe, - manji uredski prostor, - kupaonica s toaletom, - gostinjski toalet, - loggia s pogledom na more, - velika terasa s otvorenim pogledom na more. U prizemlju se nalazi i odvojeni objekt (20 m<sup>2</sup>) u roh-bau fazi gradnje koji se, također, može prenamijeniti u stambeni dio. U suterenu se nalazi garaža (19 m<sup>2</sup>) i spremište (16.40 m<sup>2</sup>). Dio dvorišta je pun zelenila i drveća te je redovno održavan. Poznati lokalni slikar oslikao je zidove nekretnine. Kvalitetni dalmatinski kamen je korišten za izradu vanjskih detalja. Vrlo specifična nekretnina smještena na vrlo traženoj lokaciji, idealna za odmor i opuštanje, kao i za bavljenje turističkom djelatnošću. Sve daljnje informacije na upit. **OBILAZAK NEKRETNINE 7/7 DANA PO PRETHODNOM DOGOVORU!** Posedarje A unique property in the **FIRST ROW TO THE SEA** and pebble beach with a surface of 137 m<sup>2</sup> and a garden area of 242 m<sup>2</sup>. The building is part of a semi-detached house (storied) and is fenced in a way that provides privacy. It is located at the very end of a cul-de-sac in a very quiet environment without neighbors or traffic. The part of the cul-de-sac located in front of the property is co-owned by the seller, which provides additional peace and intimacy. It consists of a ground floor with: - a large living room with a dining room that opens onto a terrace with a sea view, - the kitchen, - 2 spacious bedrooms, - smaller office space, - bathroom with a toilet, - guest toilet, - a loggia with a sea view, - a large terrace with an open sea view. There is also a separate building (20 m<sup>2</sup>) in the Rohbau phase of construction located on the ground floor, which can also be converted into a residential area. There is a garage (19 m<sup>2</sup>) and a storage room (16.40 m<sup>2</sup>) located in the basement. Part of the yard is filled with greenery and trees and is regularly maintained. The walls were painted by a famous local painter. Quality Dalmatian stone was used to create the exterior details. A very distinctive property located in a highly sought-after location, ideal for rest and relaxation, as well as for engaging in tourist activities. All further information on request. Posedarje Ein einzigartiges Objekt in **ERSTER REIHE ZUM MEER** und Kiesstrand mit einer Fläche von 137 m<sup>2</sup> und einer Gartenfläche von 242 m<sup>2</sup>. Das Gebäude ist Teil eines Doppelhauses (Etagenhaus) und ist so eingezäunt, dass Privatsphäre gewährleistet ist. Es liegt am Ende einer Sackgasse in einer sehr ruhigen Umgebung ohne Nachbarn oder Verkehr. Der dem Grundstück vorgelagerte Teil der Sackgasse ist Miteigentum des Verkäufers, was für zusätzliche Ruhe und Intimität sorgt. Es besteht aus einem Erdgeschoss mit: - ein großes Wohnzimmer mit Esszimmer, das auf eine Terrasse mit Meerblick führt, - die Küche, - 2 geräumige Schlafzimmer, - kleinere Büroräume, - Badezimmer mit Toilette, - Gästetoilette, - eine Loggia mit Meerblick, - eine große Terrasse mit offenem Meerblick. Im Erdgeschoss befindet sich auch ein separates Gebäude (20 m<sup>2</sup>) im Rohbau-Bauabschnitt, das auch in einen Wohnbereich umgewandelt werden kann. Im Untergeschoss befinden sich eine Garage (19 m<sup>2</sup>) und ein Abstellraum (16,40 m<sup>2</sup>). Ein Teil des Hofes ist mit Grünflächen und Bäumen bepflanzt und wird regelmäßig gepflegt. Die Wände wurden von einem berühmten lokalen Maler bemalt. Für die Gestaltung der Außendetails wurde hochwertiger dalmatinischer Stein verwendet. Eine sehr

besondere Immobilie in begehrter Lage, Ideal zum Ausruhen und Entspannen sowie für touristische Aktivitäten. Alle weiteren Informationen auf Anfrage.  
**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 info.maxxia@gmail.com  
<https://maxxiarealestate.com/> Šifra objekta: K-4127-004

## Informações adicionais para contato

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interno:  
Agency ref id:            K-4127-004  
Telefone de contato:      +385 (91) 606-0516