

## Privlaka - moderna villa 4 stambene jedinice s bazenom!! 495000€, Privlaka, 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>  
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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: Privlaka - moderna villa 4 stambene jedinice s bazenom!! 495000€  
Tipo de Negócio: Venda  
Tipo de casa: destacado  
Área M2: 268 m<sup>2</sup>  
Área de Terreno: 573 m<sup>2</sup>  
Quartos: 8  
Casas de Banho: 4  
Porão: não  
Preço: 495,000.00 €  
Anúnciado: 20.07.2024

### Condição

Condição: Mantido  
Data Construção: 2019

### Localização

País: Croatia  
Estado / Região / Província: Zadarska županija  
Cidade: Privlaka  
Área da cidade: Privlaka  
Poštanski broj: 23233

### Peritem

Llicença de construção: não  
Certificado de propriedade: não



### Informação Adicional

A Infraestrutura: Água, Esgoto

### Descrição

Informação Adicional: Privlaka Sabunike MAXXIA Exclusive - isključivo pravo posredovanja!  
Jedinstvena villa u Sabunikama stambene površine 268 m<sup>2</sup> sa kultiviranom okućnicom sveukupne površine 573m<sup>2</sup> i bazenom! Mirno okruženje te vrlo

intiman smještaj ville koji omogućuje cjelodnevno opuštanje. Približno 450 m od mora i plaže! Izgrađena 2019. godine, obložena benkovačkim kamenom, omeđena pocinčanom kovanom ogradom, klimatizirana, visoko efektivni sustav filtracije bazena, nova stolarija, LED rasvjeta, videonadzor.. U jednom dijelu ville nalaze se 2 prostrana 2.5 sobna apartmana sa odvojenim ulazima i velikim terasama, jedan u prizemlju, jedan na prvom katu. Sastoje se od: - kuhinje sa blagovaonicom i dnevnim boravkom, - 2 spavaće sobe, - kupatila sa toaletom, - prostrane intimne terase okružene zelenilom. U drugom dijelu vile su smještene još 2 potpuno nova i nekorištena studio apartmana. Podrumski prostor cca 20 m2. Bazen površine 24 m2 sa visoko efektivnim sustavom filtriranja (elektroliza/kemijsko). Natkriveni lounge prostor sa pogledom na bazen idealan za ljetna opuštanja u hladu. Mogućnost ljetne kuhinje/kamina. Više prostranih parkirnih mjesta. Idealna za veću obitelj, turistički najam, cjelogodišnji boravak. Preporuka agencije! Sve dodatne informacije na upit. **OBILAZAK NEKRETNINE 7/7 DANA PO PRETHODNOM DOGOVORU!** Privlaka Sabunike **MAXXIA Exclusive - exclusive brokerage right!** A unique villa in Sabunike with a living area of 268 m2 with a cultivated yard of a total 573m2 and a swimming pool! Peaceful surrounding and very intimate location of the villa allow a whole day relaxation. Approximately 450 m away from the sea and beach! Built in 2019, lined with Benkovac stone, surrounded by a galvanized forged fence, air-conditioned, highly effective pool filtration system, new joinery, LED lighting, video surveillance.. In one part of the villa there are 2 spacious 2.5-room apartments with separate entrances and large terraces, one on the ground floor, one on the first floor. They consist of: - kitchen with dining room and living room, - 2 bedrooms, - bathroom with a toilet, - spacious, intimate terrace surrounded by greenery. In the second part of the villa there are 2 completely new and unused studio apartments. Basement space approx. 20 m2. A pool of 24 m2 with a highly effective filtration system (electrolysis/chemical). Covered lounge area overlooking the pool, ideal for summer relaxation in the shade. Possibility of a summer kitchen/fireplace. Multiple spacious parking spaces. Ideal for a bigger family, tourist rental, year-round stay. Agency recommendation! All additional information on request. **TOUR OF THE PROPERTY 7/7 DAYS BY PREVIOUS AGREEMENT!** Privlaka Sabunike **MAXXIA Exclusive – exklusives Maklerrecht!** Eine einzigartige Villa in Sabunike mit einer Wohnfläche von 268 m2 mit einem gepflegten Hof von insgesamt 573m2 und einem Swimmingpool! Die ruhige Umgebung und die sehr intime Lage der Villa ermöglichen eine ganztägige Entspannung. Ca. 450 m vom Meer und Strand entfernt! Erbaut im Jahr 2019, ausgekleidet mit Benkovac-Stein, umgeben von einem verzinkten Schmiedezaun, klimatisiert, hochwirksames Poolfiltersystem, neue Tischlerei, LED-Beleuchtung, Videoüberwachung.. In einem Teil der Villa gibt es 2 großzügige 2,5-Zimmer-Wohnungen mit separaten Eingängen u große Terrassen, eine im Erdgeschoss, eine im ersten Stock. Sie bestehen aus: - Küche mit Esszimmer und Wohnzimmer, - 2 Schlafzimmer, - Badezimmer mit Toilette, - geräumige, gemütliche Terrasse, umgeben von viel Grün. Im zweiten Teil der Villa gibt es 2 komplett neue und ungenutzte Studio-Apartments. Kellerfläche ca. 20 m2. Ein

Pool von 24 m2 mit einem hochwirksamen Filtersystem (Elektrolyse/chemisch).  
Überdachter Loungebereich mit Blick auf den Pool, ideal für sommerliche  
Entspannung im Schatten. Möglichkeit einer Sommerküche/Kamin. Mehrere  
geräumige Parkplätze. Ideal für eine größere Familie, touristische Vermietung,  
ganzjähriger Aufenthalt. Agenturempfehlung! Alle weiteren Informationen auf  
Anfrage. BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER  
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## Informações adicionais para contato

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