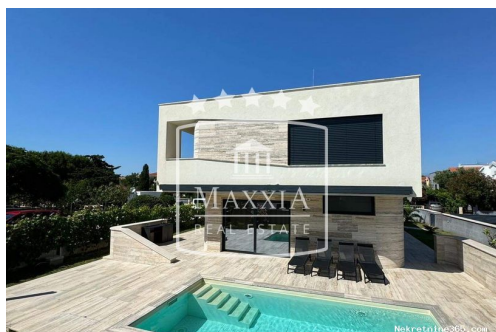


## Privlaka - Moderna villa 250m2 privatni pristup na more! 1.698.000€, Privlaka, Casa



### 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>  
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: Privlaka - Moderna villa 250m2 privatni pristup na more! 1.698.000€  
Tipo de Negócio: Venda  
Tipo de casa: destacado  
Área M2: 250.0 m<sup>2</sup>  
Área de Terreno: 550.0 m<sup>2</sup>  
Quartos: 9  
Casas de Banho: 4  
Preço: 1,698,000.0 €  
Anúnciado: 09.11.2024

### Condição

Nova construção: não  
Condição: Mantido  
Data Construção: 2021

### Localização

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

### Peritem

Llicença de construção: não



### Informação Adicional

A Infraestrutura: Água, Esgoto, Fossa séptica

### Estacionamento

Número de vagas no estacionamento: 3

## Descrição

### Informação Adicional:

Privlaka MAXXIA predstavlja moderno uređenu vilu s visoko kvalitetnim materijalima, luksuzno opremljena i kompletno namještena površine 250m<sup>2</sup> s tri stambene jedinice. Pored mora (direktan privatni pristup na plažu). Pogled na more! Površina zemljišta 550m<sup>2</sup>, bazen površine 18m<sup>2</sup>. Prizemlje; - kvalitetno uređena kuhinja s blagovaonicom, - dnevni boravak, - dvije spavaće sobe, - dva kupatila s toaletom, - ostava. Kat; - dva dvosobna apartmana svaki se sastoji od; - kuhinje po mjeri, - dvije spavaće sobe, - kupatila s toaletom, - balkoni s pogledom na more. Bazen, vanjska terasa s kuhinjom. Namještaj rađen po mjeri. Stolarija visoke kvalitete. Tri parkirna mjesta. Vanjska garaža ili spremište 15m<sup>2</sup> (za bicikle, morske rekvizite, ostalo) Krovni solarni paneli, toplovodno grijanje, klime, tende. Agencijska naknada sukladno Općim uvjetima poslovanja. Cjelokupni kupoprodajni proces vođen od strane našeg ovlaštenog Odvjetničkog tima.

**OBILAZAK NEKRETNINE 7/7 DANA PO PRETHODNOM DOGOVORU!**

Privlaka MAXXIA presents a modernly decorated villa with high-quality materials, luxuriously equipped and fully furnished, 250m<sup>2</sup> with three residential units. Next to the sea (direct private access to the beach). Sea view! Land area of 550m<sup>2</sup>, pool area of 18m<sup>2</sup>. Ground floor; - well-equipped kitchen with dining room, - living room, - two bedrooms, - two bathrooms with a toilet, - storage. First floor; - two two-room apartments, each consisting of; - custom-made kitchens, - two bedrooms, - bathrooms with a toilet, - balconies with sea view. Swimming pool, outdoor terrace with kitchen. Custom made furniture. High quality carpentry. Three parking spaces. Outdoor garage or storage room of 15m<sup>2</sup> (for bicycles, marine props, etc.) Roof solar panels, hot water heating, air conditioners, awnings. Brokerage fee in accordance with the General Terms and Conditions. The entire purchase/sale process is managed by our authorized law office. **TOUR OF THE PROPERTY 7/7 DAYS BY PREVIOUS AGREEMENT!**

Privlaka MAXXIA präsentiert eine modern eingerichtete Villa mit hochwertigen Materialien, luxuriös ausgestattet und komplett möbliert, 250m<sup>2</sup> mit drei Wohneinheiten. Direkt am Meer (direkter privater Zugang zum Strand). Meerblick! Grundstücksfläche von 550 m<sup>2</sup>, Poolfläche von 18 m<sup>2</sup>. Erdgeschoss; - gut ausgestattete Küche mit Esszimmer, - Wohnzimmer, - zwei Schlafzimmer, - zwei Badezimmer mit Toilette, - Lagerraum. Erster Stock; - zwei Zweizimmerwohnungen, jede bestehend aus; - maßgeschneiderte Küchen, - zwei Schlafzimmer, - Badezimmer mit Toilette, - Balkone mit Meerblick. Swimmingpool, Außenterrasse mit Küche. Maßgeschneiderte Möbel. Hochwertige Tischlerei. Drei Parkplätze. Außengarage oder Abstellraum von 15 m<sup>2</sup> (für Fahrräder, Bootszubehör usw.) Sonnenkollektoren auf dem Dach, Warmwasserbereitung, Klimaanlage, Markisen. Die Maklergebühr gemäß den Allgemeinen Geschäftsbedingungen. Der gesamte Kauf-/Verkaufsprozess wird von unserer autorisierten Anwaltskanzlei verwaltet. **BESICHTIGUNG DER IMMOBILIE 7/7 TAGE NACH VORHERIGER VEREINBARUNG!**

**MAXXIA REAL ESTATE NEKRETNINE**  
J. Jurja Strossmayera 1A, 23000 Zadar Contact: +385 91 339 9908 +385 91 339 9906 info@maxxia.hr info.maxxia@gmail.com <https://maxxiarealestate.com/>

## Informações adicionais para contato

Número de referência 681096

interno:

Agency ref id: K-5047-002