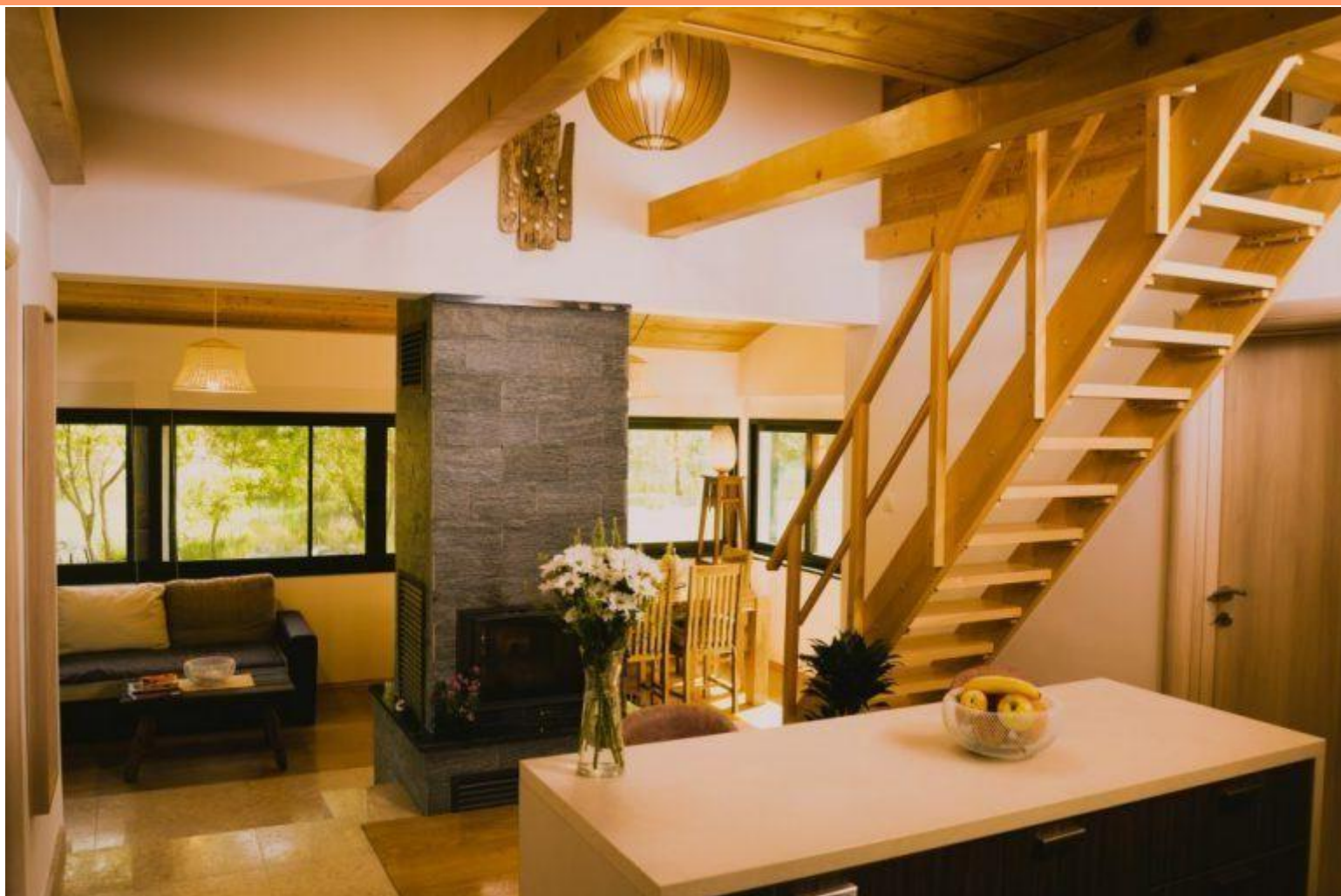


# House

## Obrovac, Karlobag



<b>Ref</b>	RE-U-21062
<b>Type</b>	House
<b>Region</b>	Karlobag
<b>Location</b>	Obrovac
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	4700 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 350 000

# House

## Obrovac, Karlobag



House in Obrovac, on Zrmanja river!

Total area is 180 sq.m. Land plot is 4700 sq.m.

Original house was built in 1970, complete remodelling done in 2020.

On the banks of the Zrmanja River, we are selling a vacation house. It is located on a large property which, in addition to its beautiful natural surroundings, features a swimming area and a private dock for mooring and boat launching.

The house was built by renovating an old agricultural building and is designed as a one-story house with an attic. The ground floor comprises a living area with a kitchen, dining room, and living room, two bedrooms, a bathroom, and a covered terrace that wraps around the entire house. The attic consists of two additional bedrooms, a bathroom, a seating area, and an uncovered terrace.

The property is situated right on the edge of the Velebit Nature Park (only about a 15-minute drive from the first breathtaking views of Velebit, the Krupa Canyon, Zrmanja River, or the sea) and just 800m from the tranquil town of Obrovac, where you can find shops, a medical center, bank, post office, gas station, kindergarten, schools, cafes, and more.

The transportation connections are excellent, with the property being close to the A1 highway, Zadar, Zemunik airport, the sea, and several national parks and nature parks. You can sail downstream on the Zrmanja River through the canyon all the way to the sea and upstream to the first waterfall near the property, where the water is so clean it's practically drinkable straight from the river.

The property with the house is unique and exceptionally beautiful in the opinion of every visitor, making it a great opportunity for purchasing as a personal enjoyment property or as an investment for those who can recognize its full potential.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



# House

## Obrovac, Karlobag

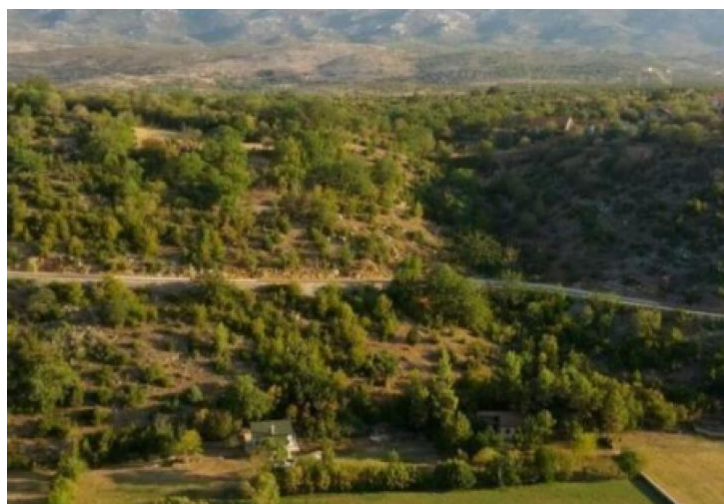
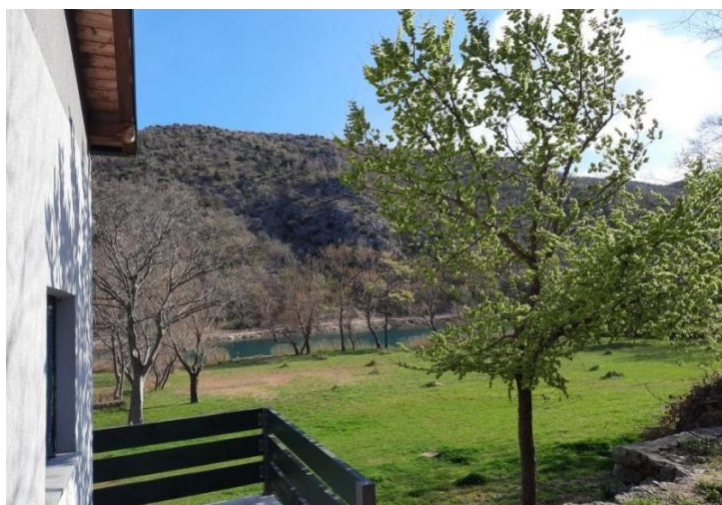
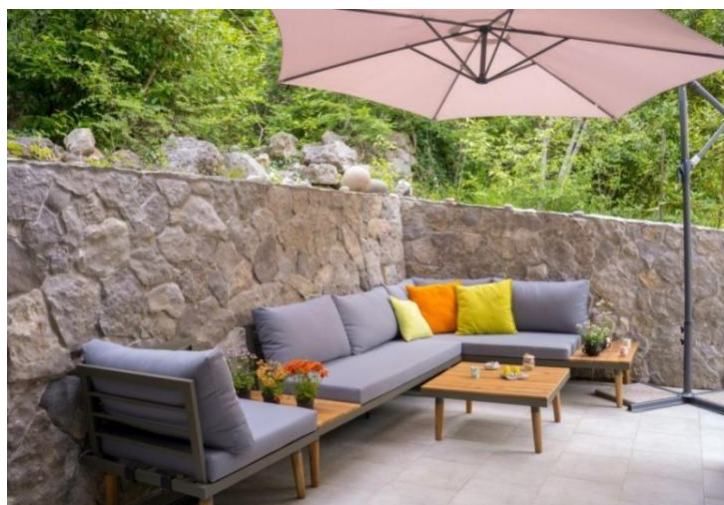


Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



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Tel: +385 91 357 3071 Viber, Whatsapp  
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# House

## Obrovac, Karlobag

