ID: 3516

EXCLUSIVE PROPERTY WITH GREAT POTENTIAL – BRINJE

Brinje

Price on request







EXCLUSIVE – IMPRESSIVE THREE-STOREY HOUSE IN BRINJE

LOCATION

THE PROPERTY IS LOCATED IN THE BRINJE AREA, IN A PEACEFUL NATURAL SETTING THAT PROVIDES PRIVACY AND A PLEASANT ENVIRONMENT FOR LIVING OR HOLIDAYS. BRINJE IS VERY WELL CONNECTED BY ROAD, WITH THE NEARBY A1 MOTORWAY PROVIDING EASY ACCESS TO ZAGREB AND SPLIT, WHILE ŽUTA LOKVA OFFERS CONNECTIONS TOWARDS SENJ AND THE ADRIATIC SEA. THE LOCATION OFFERS AN EXCELLENT COMBINATION OF PEACE, NATURE, GOOD TRANSPORT CONNECTIONS AND PROXIMITY TO THE SEA.

IMPRESSIVE THREE-STOREY HOUSE

IN OUR EXCLUSIVE OFFER, WE PRESENT AN EXCEPTIONALLY SPACIOUS AND HIGH-QUALITY BUILT HOUSE EXTENDING OVER THREE STOREYS, WHICH, IN TERMS OF ITS SIZE, LAYOUT AND EQUIPMENT, SIGNIFICANTLY EXCEEDS THE STANDARD OF A CONVENTIONAL FAMILY HOME.

THE HOUSE IS MOVE-IN READY, FINISHED AND LARGELY FURNISHED, WHILE THE EXTERIOR OF THE BUILDING AND THE SURROUNDING AREA REQUIRE FINAL LANDSCAPING AND COMPLETION. THIS GIVES THE FUTURE OWNER THE OPPORTUNITY TO ARRANGE THE OUTDOOR SPACE ACCORDING TO THEIR OWN WISHES AND THE FINAL PURPOSE OF THE PROPERTY.

A PARTICULAR ADVANTAGE OF THE PROPERTY IS ITS HIGH-QUALITY CONSTRUCTION AND VERY PLEASANT INDOOR CLIMATE. DURING THE SUMMER MONTHS, WITHOUT USING AIR CONDITIONING, THE TEMPERATURE INSIDE THE HOUSE REMAINS AT APPROXIMATELY 21 °C, WHICH REPRESENTS A SIGNIFICANT BENEFIT FOR EVERYDAY LIVING.

THE HOUSE IS EQUIPPED WITH A SOLAR HEATING AND COOLING SYSTEM, AS WELL AS A PELLET HEATING SYSTEM.

LAYOUT

GROUND FLOOR

THE GROUND FLOOR IS DESIGNED AS A SEPARATE FUNCTIONAL UNIT AND INCLUDES:

- LARGE BEDROOM
- SMALLER BEDROOM
- BATHROOM WITH SHOWER AND BATHTUB
- LARGE BOILER ROOM
- LARGE STORAGE AREA
- BILLIARD ROOM
- SPACE INTENDED FOR A GYM

FIRST FLOOR

THE FIRST FLOOR FORMS A SPACIOUS RESIDENTIAL AREA:

- 4 BEDROOMS
- 2 BATHROOMS
- LARGE LIVING ROOM
- KITCHEN WITH A LARGE ISLAND

- DINING AREA WITH A TABLE FOR 12 PEOPLE
- HALLWAY
- SPACIOUS TERRACE

SECOND FLOOR

THE SECOND FLOOR INCLUDES:

- LARGE LIVING ROOM
- LARGE BEDROOM
- PRIVATE BATHROOM
- ADDITIONAL BATHROOM
- WALK-IN WARDROBE
- 2 SPACIOUS BALCONIES

EQUIPMENT AND ADDITIONAL FEATURES

THE PROPERTY IS EQUIPPED WITH NUMEROUS SYSTEMS AND FEATURES THAT FURTHER ENHANCE ITS FUNCTIONALITY:

- SOLAR HEATING AND COOLING SYSTEM
- PELLET HEATING
- WELL-EQUIPPED BOILER ROOM
- VIDEO SURVEILLANCE
- AUTOMATIC ROLLER SHUTTERS
- GRANITE FLOORS
- TOTAL OF 4 BATHROOMS
- 2 LARGE AND 3 SMALLER BALCONIES
- LARGE TERRACE
- BILLIARD ROOM
- SPACE FOR A GYM
- PRE-INSTALLATION FOR A FUTURE SWIMMING POOL
- PRIVATE WATER TANK WITH A CAPACITY OF 30,000 LITRES
- AUTOMATIC TANK REFILLING THROUGH RAINWATER COLLECTION

A PARTICULAR FEATURE IS THE PRIVATE WATER TANK WITH A CAPACITY OF 30,000 LITRES, WHICH IS AUTOMATICALLY FILLED BY COLLECTING RAINWATER. THIS SYSTEM PROVIDES ADDITIONAL PRACTICALITY AND AN EFFICIENT SOLUTION FOR WATER MANAGEMENT ON THE PROPERTY.

WIDE RANGE OF POSSIBLE USES

THANKS TO ITS LARGE SURFACE AREA, LAYOUT, NUMBER OF BATHROOMS AND ADDITIONAL FACILITIES, THE HOUSE OFFERS A WIDE RANGE OF POSSIBLE USES.

IT CAN BE AN EXCELLENT CHOICE FOR:

- LARGE FAMILY LIVING
- LUXURY HOLIDAY HOME
- TOURIST ACCOMMODATION
- COMMERCIAL USE
- OFFICE SPACE
- WELLNESS FACILITIES
- HEALTHCARE OR REHABILITATION CENTRE
- OTHER SPECIALISED BUSINESS CONCEPTS

THE POTENTIAL FOR TOURISM, HEALTHCARE, REHABILITATION OR WELLNESS PURPOSES IS PARTICULARLY INTERESTING, SUBJECT TO PRIOR VERIFICATION OF SPATIAL PLANNING CONDITIONS, TECHNICAL REQUIREMENTS AND NECESSARY PERMITS.

THE LARGE NUMBER OF ROOMS AND BATHROOMS ALLOWS FOR VERY FLEXIBLE ORGANISATION OF THE SPACE AND POSSIBLE ADAPTATION OF THE PROPERTY TO THE VARIOUS NEEDS OF THE FUTURE OWNER.

PROPERTY CONDITION

THE HOUSE IS MOVE-IN READY AND FUNCTIONAL, WITH A FINISHED AND EQUIPPED INTERIOR, WHILE THE EXTERIOR OF THE BUILDING AND THE SURROUNDING AREA REQUIRE FINAL COMPLETION.

THE PROPERTY IS SOLD AS A WHOLE, AND THE EXACT LOCATION IS AVAILABLE TO SERIOUSLY INTERESTED BUYERS BY PRIOR ARRANGEMENT.

WHY DO WE RECOMMEND THIS PROPERTY?

WE RECOMMEND THIS PROPERTY TO BUYERS LOOKING FOR A SPACIOUS, HIGH-QUALITY BUILT AND MULTIFUNCTIONAL PROPERTY, RATHER THAN A CONVENTIONAL FAMILY HOME.

PARTICULAR HIGHLIGHTS INCLUDE THREE STOREYS, A LARGE NUMBER OF BEDROOMS AND BATHROOMS, SPACIOUS LIVING AREAS, A TERRACE AND SEVERAL BALCONIES, AS WELL AS ADDITIONAL FACILITIES SUCH AS A BILLIARD ROOM AND GYM AREA.

ADDITIONAL VALUE IS PROVIDED BY THE SOLAR SYSTEM, PELLET HEATING, VIDEO SURVEILLANCE, PREPARATION FOR A FUTURE SWIMMING POOL AND A PRIVATE 30,000-LITRE WATER TANK WITH AUTOMATIC RAINWATER COLLECTION.

THANKS TO ALL OF THESE FEATURES, THE PROPERTY OFFERS EXCELLENT POTENTIAL FOR HIGH-QUALITY FAMILY LIVING, TOURIST USE OR THE DEVELOPMENT OF A COMMERCIAL CONCEPT, PARTICULARLY FOR A BUYER LOOKING FOR A LARGE PROPERTY THAT CAN BE ADAPTED TO THEIR INDIVIDUAL NEEDS.

THIS IS A PROPERTY THAT IS WELL WORTH VIEWING IN PERSON – ITS QUALITY OF CONSTRUCTION, SIZE, LAYOUT AND RANGE OF POSSIBLE USES OFFER SIGNIFICANTLY MORE THAN A CONVENTIONAL RESIDENTIAL HOUSE.

CONTACT

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VIEWINGS ARE AVAILABLE BY PRIOR ARRANGEMENT.

Summary

LOCATION	Brinje	PROPERTY ID	3516
PRICE	On request	TYPE	House
AREA	900 m²	GARDEN AREA	61,000 m²
YEAR BUILT	2019.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	11	BEDROOMS	9
BATHROOMS	4	TOILETS	4
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	10
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Pellet stove, Air conditioning, Floor heating, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	Tin Roof
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	No external stairs

OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Balcony
- Loggia
- Garden
- Yard
- Access road
- Forest
- Pantry

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line
- Optical internet

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