



## Superb 2 Bed House With Land For Development for Sale in Knin



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | Niall Madden  |
| Nom de compagnie: | Esales Property Limited   |
| Pays:             | Royaume-Uni   |
| Experience since: | 2002  |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Téléphone:        |   |
| Languages:        | English   |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | USD 76,199.36 |

### Location

|          |                |
|----------|----------------|
| Pays:    | Croatie        |
| Adresse: | Dragovic, Knin |
| Soumis:  | 05/03/2025     |

### Description:

Superb 2 Bed House With Land For Development for Sale in Knin Croatia

Esales Property ID: es5553304

### Property Location

Dragovic,  
Knin,  
Croatia

### Property Details

With its stunning coastlines beautiful inland scenery, historic sites and laid-back atmosphere, Croatia continues to be one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising part of the world with this house and land.

The house is on it's own plot of land of 800 sq meters the area of the house is 100 sq meters . The house



consist of two bedrooms , a bathroom, a kitchen and diner area . It also has celler of roughly 15 sq meters that can be used for storage. In the kitchen/dinning area there is two door that open to a viewing area of the mountains and valley below. There is septic tank and it's own water tank with water pump . Electricity is supplied by solar system which does all lights, water pump,TV and laptop .

This house is of grid which makes its carbon footprint very attractive to people that have an interest in our carbon usage down . The system would needed to be upgraded so as to use washing machines and hot showers but be alot cheaper than connecting to the grid and experiencing regular power cuts that happen from time to time .

Cooking is done with gas and there is also a wood burning stove in the living area . The house is one story but a second story could be built where you have a three bedroom apartment and even a better view of the mountains and country side. The nearest town in knin which is on about 2 to 3km away with all the amenities and services like supermarkets ( lidl, Spar ) , restaurants and bars . The Dinara mountain is the highest mountain in Croatia ( 1913 m) and is only 45 minutes away .

The border to Bosnia is only one hour away and the beautiful Skradin is 45 minutes away where you can get boat trip out to islands or sit out in beautifull cafes and restaurants along the marina . There are two airports that are equal distance from the property, Zadar and Split, about an hour and 30 minutes away . Food and wine are reasonable priced in the area and lamb and pig are cooked on a spit which make them very tasty .

This house has potential to be a holiday home or to be permanent home . There is potential to build up and set up a bed breakfast business or rent out rooms . The out door area can be developed so swimming pool and garden area can be developed and also have a small vineyard . This property has proper title so no hidden surprises .

## ABOUT THE AREA

The city of Knin is situated in the Dalmatian mainland, close to that source of the river Krka (Know from the National park Krka), do to it geographical position Knin is not a typical tourist, but for the Croatians the city is of great importance, mainly do to the following:

In the beginning of the second millennium, the city capital and seat of the Croatian kings – which also so explains why the city is referred to as that kings city or Zvonimirov grad.

The city has one of the largest fortification in Dalmatia, (The largest I have seen down here), during the last decade large parts of it has been completely restored. For the entrance of 20 Kuna you can visit not only the fortress but also the museum inside the fortress. Be aware that there is limited parking available close to the entrance.

## MAiN FEATURES:

- 100m2 living space
- 800m2 land plot included



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- Private Garden
  - Excellent development potential
  - 2 Bedrooms
  - 1 Bathrooms
  - Massive potential in the holiday rental market
  - Stunning views
  - Close to essential amenities like such as supermarkets and pharmacies
  - Close to many excellent bars and restaurants
  - Great base from which to discover other fantastic areas of Croatia
  - Many excellent sports facilities, fishing, walking and cycling areas nearby

Contact us today to buy or sell your property in Croatia.

## Commun

|                  |                    |
|------------------|--------------------|
| Chambres:        | 2                  |
| Salle de bains:  | 1                  |
| Pied carré fini: | 100 m <sup>2</sup> |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.668

