

Apartment

Privlaka, Dalmatia



Ref	RE-LB-IRO2366
Type	Apartment
Region	Dalmatia > Zadar
Location	Privlaka
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	86 sqm
Plot size	8 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	€ 481 950

Unique 1st line residence in Privlaka, Zadar area offers magnificent new apartments!

The project features two residential buildings, each containing nine units spread across three floors. Situated in the first row to the sea, these buildings are conveniently located near the town center and all essential amenities for a comfortable stay or vacation.

High-quality materials from reputable manufacturers have been utilized in construction, ensuring durability and comfort. Key features include:

- Reinforced concrete structure
- 10 cm thick mineral wool thermal insulation
- Premium three-layer ALU carpentry with blackout curtains
- First-class ceramic flooring (120 cm x 60 cm and 60 cm x 60 cm)
- Underfloor heating in all rooms and bathrooms
- Air conditioning in every room

The expected completion date for the project is set for late 2024 or early 2025.

The sample spacious two-story apartment S3 is located on the ground floor and the first floor of the building. The living area of the apartment is 85.68 m².

It consists of a ground floor with an open-plan living room, a bathroom, and access to a garden of 8 m². On the first floor, there are two spacious bedrooms and a bathroom.

This apartment represents the perfect combination of luxury, quality, and functionality in a unique location by the sea.

Don't miss the opportunity to become the owner of such a gem on the Adriatic!

Apartments available for sale in building A (fully completed):

S3: ground floor/1st floor, 85.68 m²; duplex, garden 8 m², 2 bedrooms. PRICE: €481,950.

S4: ground floor, 68.80 m²; 1 bedroom, garden 36 m². PRICE: €369,800.

S7: 1st floor, 74.14 m²; 2 bedrooms. PRICE: €398,502.

S9: 2nd floor, 112.70 m²; 3 bedrooms. PRICE: €633,937.

Available apartments in building B (expected move-in summer 2026):

S1, ground floor: 85.57 m²; 2 bedrooms, loggia, garden, 1 parking space. Price: €450,000

S2, ground floor/1st floor, duplex: 85.05 m²; 2 bedrooms, terrace, garden, 1 parking space. Price: €430,000

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S4, ground floor: 107.60 m²; 2 bedrooms, loggia, garden, 1 parking space. Price: €540,000

S6, 1st floor: 52.64 m²; 1 bedroom, loggia, 1 parking space. Price: €280,000

S7, 1st floor: 92.80 m²; 2 bedrooms, loggia, 1 parking space. Price: €470,000

S8, 2nd floor: 114.01 m²; 3 bedrooms, loggia, 1 parking space. Price: €630,000

S9, 2nd floor: 126.38 m²; 3 bedrooms, terrace, 1 parking space. Price: €665,000

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.

Property advantages:

Garden

Urbanized

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Price per m²:
5.604 €

Average price/m² of this type
in this region:
5.631 €

Median price/m² of this type
in this region:
5.526 €

Average price/m² of this type
in Croatia:
6.090 €

Median price/m² of this type
in Croatia:
5.593 €

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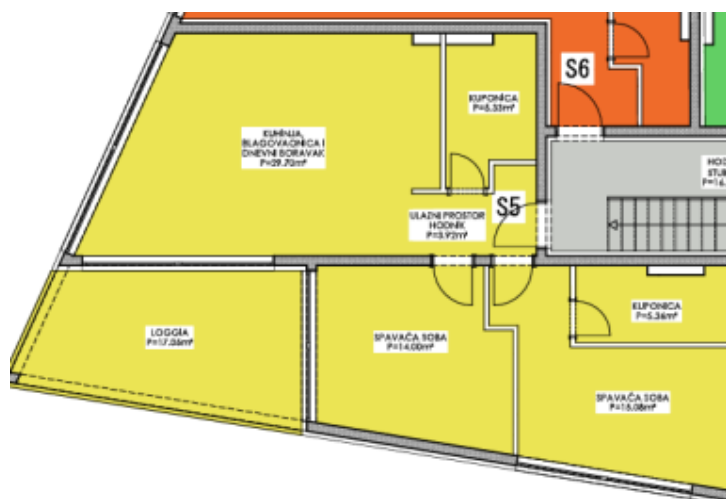
Privlaka, Dalmatia



REDNI BROJ	NAZIV PROSTORJE	POVRŠINA / m ² /	KORISNE VRIJEDNOSTI POVRŠINA	VRIJEDNOST POVRŠINA / m ² /
1.	ULAZNI PROSTOR / HODNIK	3,92	1,00	3,92
2.	KUHINJA, BLAGOVAONICA I DNEVNI BORAVAK	29,70	1,00	29,70
3.	SPAVAĆA SOBA	14,00	1,00	14,00
4.	SPAVAĆA SOBA	15,08	1,00	15,08
5.	KUPAONICA	5,36	1,00	5,36
6.	KUPAONICA	5,33	1,00	5,33
UKUPNO		73,39		73,39

SPOREDNI DIJELOVI				
REDNI BROJ	NAZIV PROSTORJE	KORISNA POVRŠINA / m ² /	KOEFICIENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m ² /
7.	LOGGIA	17,05	0,75	12,79
UKUPNO		17,05		12,79

PRIPADCI				
REDNI BROJ	NAZIV PROSTORJE	KORISNA POVRŠINA / m ² /	KOEFICIENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m ² /
8.	BRADVAJERŠKI SAJČETIĆI DRČE	15,00	0,30	4,50



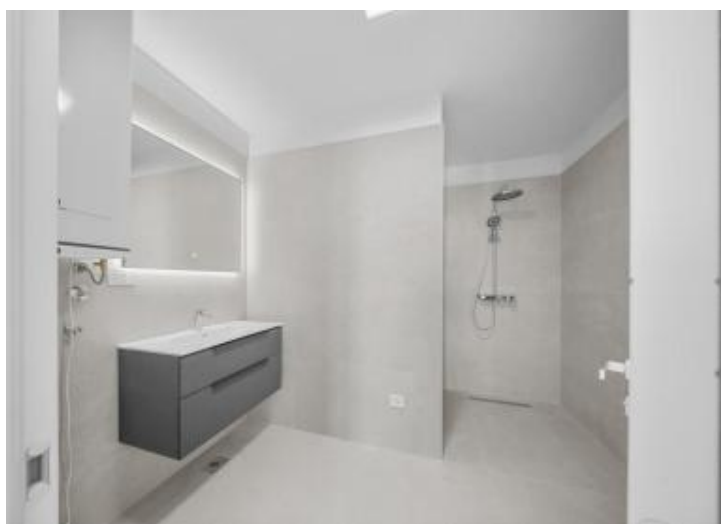
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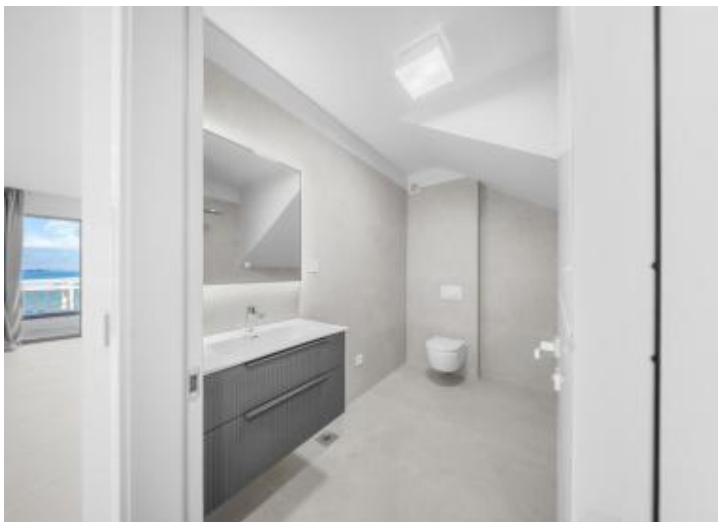
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