

# Apartment

## Zadar, Dalmatia



<b>Ref</b>	RE-LB-30071
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20 m
<b>Floorspace</b>	72 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 492 125

**5\*\*\*\*\* apartments with 1 bedroom on the 1st row to the sea in Zadar area!**  
**Apartments belong to one of the best resorts in Croatia, and offer possibility of tourist rentals!**  
**Potential renting involves flexible model with return on investment up to 3% per annum!**

- New Development Overview:
  - Buildings: 4 buildings with a total of 88 luxury apartments.
  - Construction Timeline: Began in September 2024, with completion expected by the end of 2025.
  - Modern Design & Architecture:
    - Architectural Design: Podrecca Architects.
    - Landscape Design: Lindle+Bukor.
    - Interior Design: Aggi Bruch.
- Luxury High-End Apartment Features:
  - Options: Four apartment sizes and two distinct interior design styles to choose from.
  - Outdoor Areas: Each unit includes a spacious terrace, garden, or balcony.
  - Rental Opportunity: Attractive optional rental model.
  - Amenities: Access to 5\*\*\*\*\* resort and 5\*\*\*\*\* hotel facilities and exclusive Premium Living services.

## Extensive Amenities and Premium Lifestyle

### Culinary Delights

Enjoy a variety of dining options at the resort's restaurants and bars, with evening entertainment tailored to your preferences. From intimate dinners in a private lounge to themed dining experiences, every meal is just steps away.

### Childcare Services

Nearby hotels will offer comprehensive childcare through Falkyland, featuring play areas, outdoor playgrounds, and specially designed children's programs.

### Sports & Recreation Facilities

The Residences are surrounded by stunning scenery and nearby attractions. Access sports and fitness facilities at neighboring Resort to maintain an active lifestyle, even while on vacation.

## Wellness & Spa Center

Relax and rejuvenate with access to luxurious 5\*\*\*\*\* pool and spa areas at the Resort nearby. Indulge in high-quality wellness treatments with regional specialties.

## Apartment Services

- Regular cleaning services available upon request, including laundry, linen changes, minor repairs, and garden care.
- Secure storage for personal belongings, routine checks during absences, and re-letting management.
- Pre-arrival and post-departure services, such as airing, temperature adjustment, and thorough cleaning.

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## Rental Models

Residences combines the luxury of 5-star hotel amenities with revenue potential through flexible rental programs:

### 1. Classic Revenue Model

- Equal revenue sharing between the resort and the owner after deducting 15% for third-party commissions.

### 2. Leisure Model

- Return on investment: 3% annually of the apartment's net price, including garage and furnishings.
- Duration: Maximum length of 5 years.
- Usage: Owners can use the property personally for up to 3 weeks annually, excluding tourist peak season (last Saturday of June to the first Saturday of September).
- Premium Living Fee: One-third of the service package fee.
- Additional Usage: Possible with proportional deduction from returns.

Residences offers a unique investment opportunity with full-service living and seamless integration into the Resort rental program.

The prices are quoted with furnishing and VAT included.

**The lowest price for apartment with 1 bedroom is 492 125 eur for 50,50 m2 + balcony of 21,20 m2 plus garden of 75 m2. (calculated with coefficients as 71.74 m2).**

Please, do not hesitate to request complete price list and selling information.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:**

Garage  
Storage  
Gym  
Spa  
Garden  
Modern

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Price per m<sup>2</sup>:  
6.835 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.631 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.526 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
6.090 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5.593 €

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