

Investment project

Zadar, Dalmatia



Ref	RE-AB/LB
Type	Investment project
Region	Dalmatia › Zadar
Location	Zadar
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	9700 sqm
Plot size	17600 sqm
Price	€ 10 000 000

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Unique project of luxury condominium on the first line to the sea next to the wonderful sandy beach in Zadar area!

Complex offers 24 luxury buildings with swimming pool of different typologies: the best and the largest villas occupy the first line to the beach, smaller villas are on the second line and bordering the project, in the middle you will find attached smaller villas.

In the upper part of the project there are several apart-buildings.

The community is projected as a gated territory with video-surveillance provided.

We should stress excellent location chosen for the project -

in front there are ruins of the old Illirian villa which means that this area was inhabited from the ancient times.

It is the first region you meet descending from the mainland highway from Zagreb and Hungary. You come over the mountains and see beautiful Zadar coast with sea views opening from every point.

Fantastic views of Velebit mountains, vicinity of beautiful Pag sceneries, handful of lovely islands all around and beautiful sandy beaches are the main advantages of the area. Sandy beaches are so rare in Croatia, and here you have sandy beaches only!

- Distance from Privlaka to the Zadar International airport is about 25 km, the same distance is to the Highway leading to Zagreb and Split.
- There is big hotel resort Falkensteiner cca 10 kilometres from this location with two hotels, restaurants, big SPA centre

Land plot of 17600 sq.m. (with possibility to buy 3000 sqm. more) is offered with ready-made project for 24 villas and apartments and building permit. According to the project there will be 24 objects with 58 housing units in total. Land is own by Croatian company, all projects are finished, and all building permits are issued. For all 24 objects and for road inside the resort.

Max brutto surface to be built is 9700 sq.m.

Max netto surfaces is 7230 sq.m.

Archeological research has been made because between land and sea there are remains of Roman villa from the 1st century so research is mandatory. Nothing was found that can stop the building.

There is also building permit for electrical substation and agreement with HEP (Croatian electricity distributor) to build that substation. Kommunalni doprinos is paid (fee for building permit receipt). You can start building at once.

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.

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