

New development

Privlaka, Dalmatia



Ref	RE-LB-IRO1348
Type	New development
Region	Dalmatia > Zadar
Location	Privlaka
Front line	No
Sea view	Yes
Distance to sea	70 m
Floorspace	157 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 395 000

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Luxury complex with 3 apart-buildings under construction, only 70 m from the sea and the beach in Privlaka, popular area north of Zadar!

Privlaka is a small picturesque place on the Adriatic coast known for its beautiful sunsets, sandy coves and fishing tradition. It is ideal for family and active vacations (running, cycling, surfing, sailing...) It is 16 km from the center of Zadar. It has become very popular with Zagreb buyers and customers from Austria, Hungary due to convenient location in Dalmatia within reasonable driving distance from homeland.

The planned completion of the work is December 30, 2023.

Each villa has 6 apartments with a beautiful open view of the crystal blue sea, the nearby islands and the famous sunset.

This spacious apartment in offer has a total gross area of 83.25 m² is located on the first floor of the building. It consists of a hallway, bathroom, living room with kitchen and dining room, loggia, hallway, 2 bedrooms. It is illuminated with plenty of natural light through large sliding walls.

The building has its own garden landscaped and enriched with autochthonous herbs and plants, which emphasizes the atmosphere of the Mediterranean.

During construction, top quality materials are used, chosen to satisfy energy efficiency, luxury and comfort. All apartments have their own parking space.

The communal **swimming pool** available for all the owners of apartments in the residence will be located in a part of the field where the intimacy of the apartments is not disturbed.

All apartments have:

- Smart Inverter air conditioning heating and cooling systems
- Bathroom floor heating
- Superior interior carpentry with full stocks of modern design and lines
- Modern six-chamber PVC exterior carpentry with triple-pane glass and Low-e coating on the outside from renowned European manufacturers, the exterior carpentry is equipped with electrically powered ALU blinds and integrated mosquito nets
- Top quality sanitary equipment from renowned EU manufacturers
- First class parquet and ceramics
- Preparation for smart installation
- Smart key-card for the entrance to the building
- Video intercom
- Electric vehicle charging station
- Thermo facade
- All structural elements are dimensioned and will be executed according to the highest standards in earthquake engineering (9 seismic zones).

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Price list for other available apartments in the residence:

S001: ground floor; 85.25m² gross, hallway, bathroom, living room with kitchen and dining room, loggia, hall, two bedrooms, parking space. PRICE: €218,160

S002: ground floor; 85.26 m² gross, hallway, bathroom, living room with kitchen and dining room, loggia, hall, two bedrooms, parking space. PRICE: €228,160

S101: 1ST FLOOR; 83.23 m² gross; hallway, bathroom, living room with kitchen and dining room, loggia, entrance hall, two bedrooms, parking space. PRICE: €228,740

S201: 2nd Floor; Penthouse 157.47 m² gross; consists of hallway, bathroom, living room with kitchen and dining room, loggia, hall, 2 bedrooms. The apartment also has a spacious roof terrace with a jacuzzi, which offers an enchanting view of the sea. PRICE: €332,593.

S202: 2nd Floor; 157.47 m² gross; Penthouse hallway, bathroom, living room with kitchen and dining room, loggia, hall, two bedrooms, roof terrace with jacuzzi, parking space. PRICE: €297,000

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:

- Roof terrace
- Swimming pool
- Spa
- Floor heating
- Garden
- Modern

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Price per m²:
2.516 €

Average price/m² of this type
in this region:
4.156 €

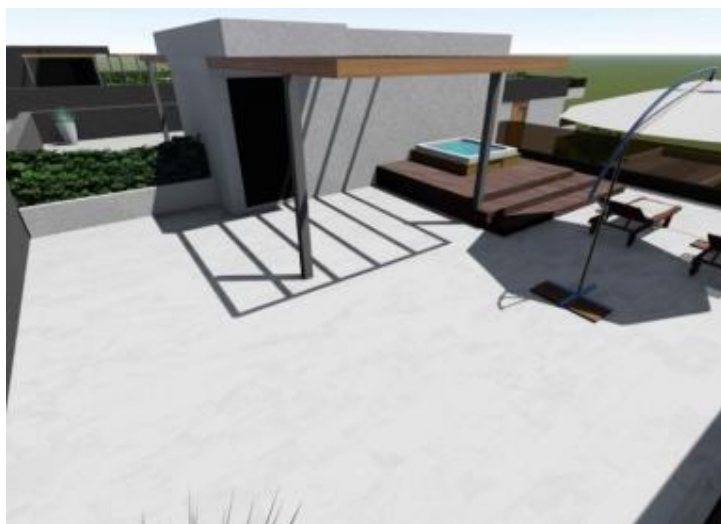
Median price/m² of this type
in this region:
4.029 €

Average price/m² of this type
in Croatia:
4.587 €

Median price/m² of this type
in Croatia:
4.261 €

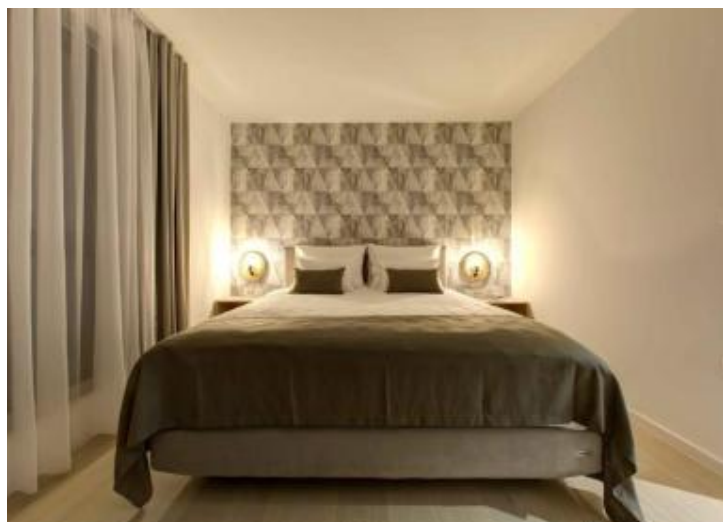
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