

# New development

## Zadar, Dalmatia



<b>Ref</b>	RE-LB-50223
<b>Type</b>	New development
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2 m
<b>Floorspace</b>	330 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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Newly started project of luxury apartments first row to the sea, in a top location near Zadar, not far from marina Sukosan!

This unique project will consist of two luxury buildings, each of which will have 4 apartments.

Each building has ground floor apartment, 2 apartments on the first floor and a penthouse that will have a separate elevator.

The special feature of this project is that it will be located on a location with a beautiful view of the sunset, which all apartments will have swimming pools.

At this stage, the potential owner can also choose interior materials.

1/

The ground floor consists of living room, kitchen, dining room, 4 bedrooms, 3 bathrooms, wellness, 2 toilets, bathroom - laundry, dressing room, garden (243 m<sup>2</sup>), covered terrace, covered swimming pool 34 m<sup>2</sup>, uncovered 13 m<sup>2</sup>.

The apartment has 2 parking spaces and a garage.

Total gross area 571 m<sup>2</sup>, net 272 m<sup>2</sup>.

2/

The apartments on the first floor consist of a living room, kitchen, dining room, 3 bedrooms, 2 bathrooms, covered terrace with a pool of 48 m<sup>2</sup>, laundry, storage, 2 parking spaces. The gross area of this apartment is 173 m<sup>2</sup>, net 127 m<sup>2</sup>.

3/

The second apartment has 3 bedrooms, 2 bathrooms, covered terrace with pool 24 m<sup>2</sup>, uncovered terrace with pool 18 m<sup>2</sup>. The apartment also has 2 parking spaces. The gross area of this apartment is 157 m<sup>2</sup>, in the net 110 m<sup>2</sup>.

4/

The luxury penthouse consists of two floors. The first has a living room, kitchen, dining room, 4 bedrooms, 3 bathrooms, toilet, wellness, 2 covered terraces and balconies. Gross first floor is 273 m<sup>2</sup>, net 229 m<sup>2</sup>.

The roof terrace consists of an uncovered terrace of 146 m<sup>2</sup>, a covered terrace of 32 m<sup>2</sup>, a sun deck and a swimming pool of 44 m<sup>2</sup>. Gross roof terrace is 310 m<sup>2</sup>, net 99 m<sup>2</sup>.

The penthouse has 2 parking spaces and a garage. The total gross area is 583 m<sup>2</sup>, net 330 m<sup>2</sup>.

If you want to book your dream apartment and enjoy it next summer, feel free to contact us!

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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### Property advantages:

- Roof terrace
- Garage
- Swimming pool
- Storage
- Spa
- Lift
- Garden

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Average price/m<sup>2</sup> of this type  
in this region:  
3.455 €

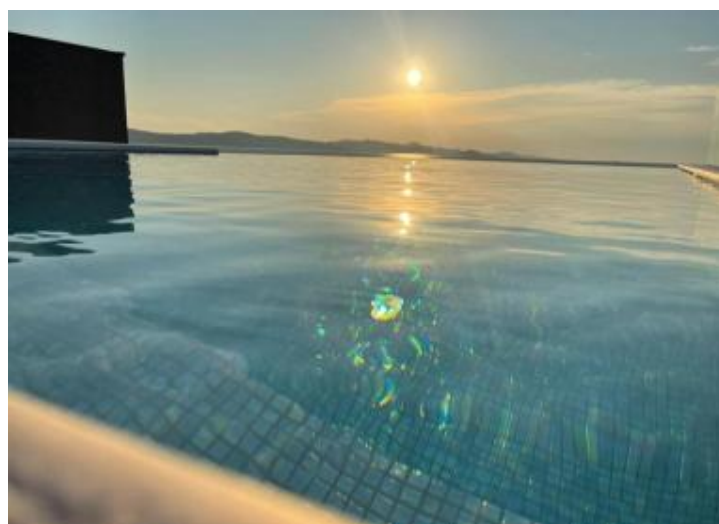
Median price/m<sup>2</sup> of this type  
in this region:  
4.126 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.860 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5.366 €

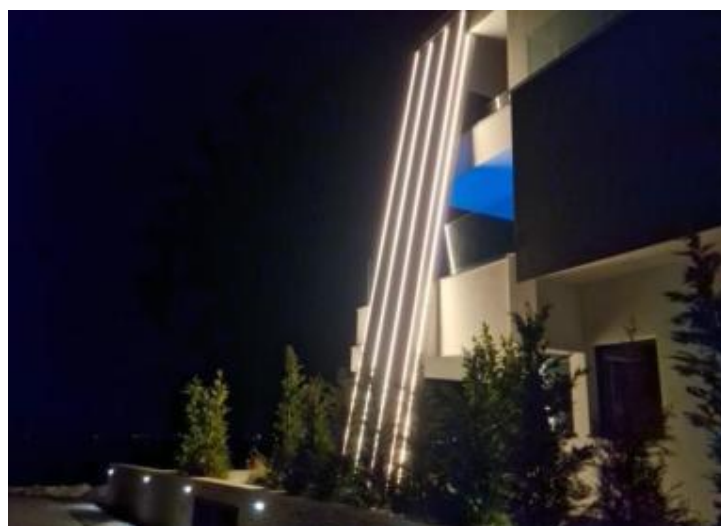
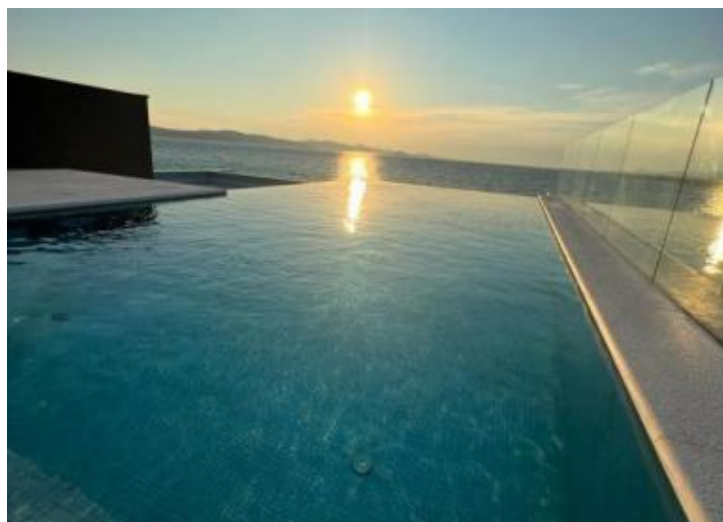
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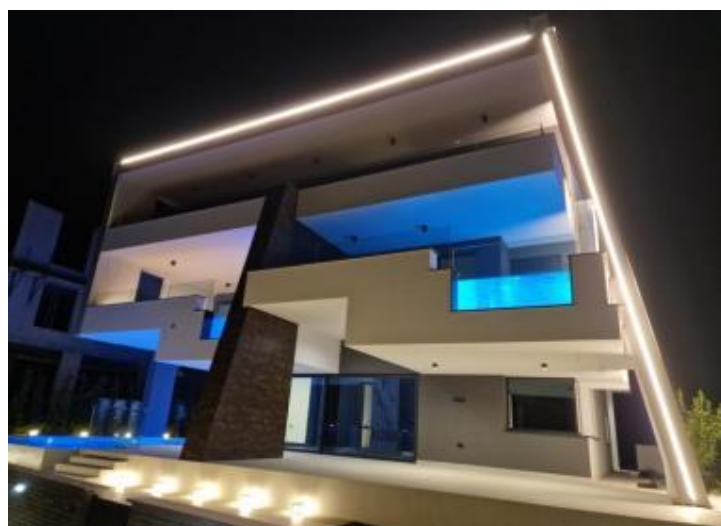
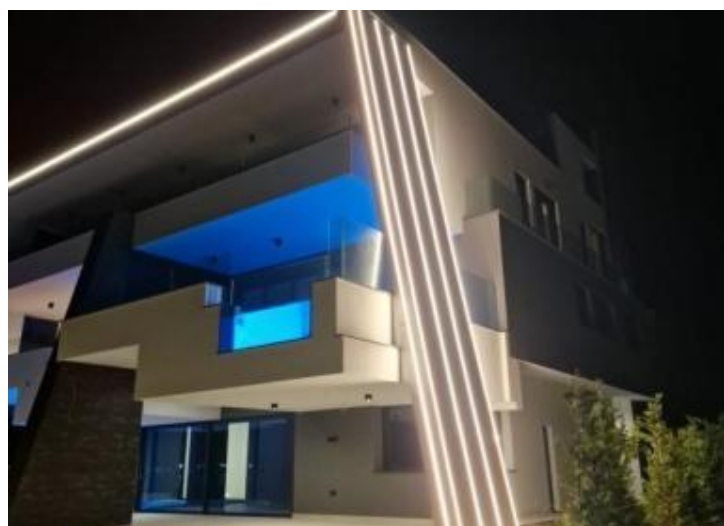
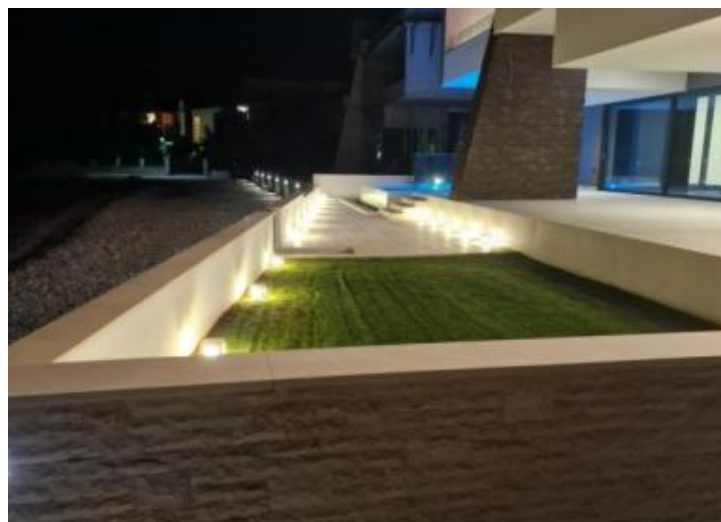
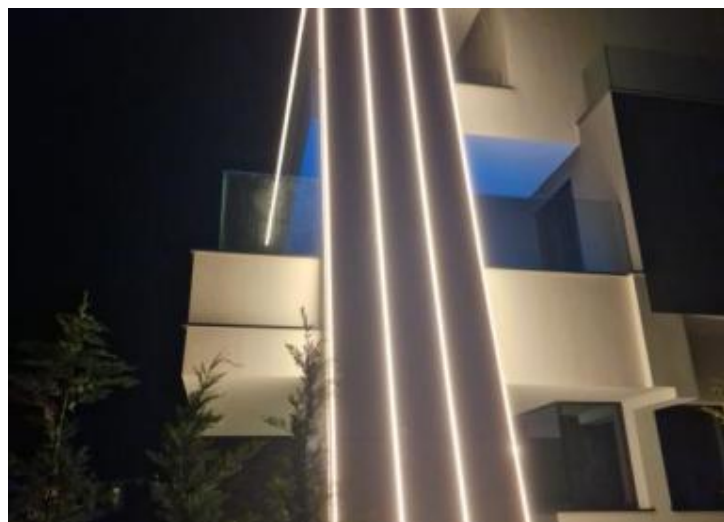
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