

# Apartment

## Privlaka, Dalmatia



<b>Ref</b>	RE-LB-IRO1453
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Privlaka
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	70 m
<b>Floorspace</b>	104 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 395 000

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We offer a luxury penthouse, with a netto area of 97.05 m<sup>2</sup>, is located on the second floor in a boutique residence just 70 meters from the beach!

It consists of a hall, anteroom, kitchen with dining room and living room, bathroom, two bedrooms and a terrace.

The apartment also has a roof terrace with a jacuzzi where you can enjoy the enchanting sunsets and Adriatic sea views!

The apartment also has one parking space.

It belongs to a luxury village with 3 buildings under construction.

The building also has a swimming pool for tenants in the yard, and during the design, care was taken not to disturb the intimacy of the apartments.

The villas are located on a spacious plot of land, and each has its own garden with a beautifully landscaped yard enriched with autochthonous herbs and Mediterranean plants.

They are carefully designed to combine functionality, luxury and comfort in a way that will satisfy even the most demanding customers.

The planned completion of the project is in June 2023.

Construction is carried out according to the highest standards of the construction profession.

**EQUIPMENT AND MATERIALS:** Smart Inverter air conditioning heating and cooling systems, bathroom underfloor heating, top-quality interior carpentry with full stocks of modern design and lines, modern six-chamber PVC exterior carpentry with iso triple-layered glass and Low-e coating on the outside of renowned European manufacturers, 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, charging station for electric vehicles, thermal facade... .

Top quality construction and luxurious decoration along with the proximity of a beautiful beach and clear sea make this apartment a perfect investment and vacation spot.

Privlaka is a small picturesque place on the Adriatic coast known for its beautiful sunsets, sandy coves and fishing tradition. It is ideal for a family but also an active holiday (running, cycling, surfing...) Only 16 km from the urban center of Zadar, it is also close to various facilities such as National Parks and Nature Parks.

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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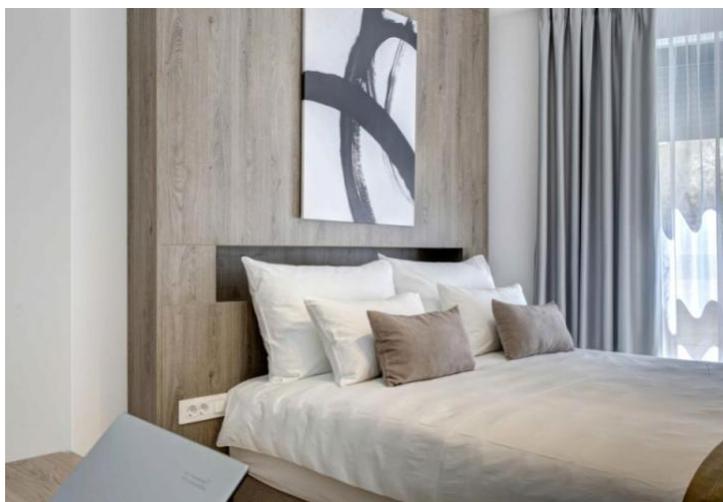


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