

# House

## Zadar, Dalmatia



<b>Ref</b>	RE-LB-IRO2217
<b>Type</b>	House
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	150 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 450 000

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### **Discounted! Price fell from 500 000 eur to 450 000 eur!**

Nestled in the heart of Zadar's historic Peninsula, this house presents a rare opportunity to reside in the very center of the city, with direct access to the main square. Designed by the esteemed Zadar architect Oton Wagner and built in 1968, this property is rich in history and distinctive style.

The house spans three floors, covering a total area of 150 m<sup>2</sup>.

The basement houses a boiler room for heating. On the ground floor, you'll find an entrance area, hallway, fully equipped kitchen with a dining room, bathroom, and toilet. An internal staircase leads to the first floor, which features a hallway, a spacious living room, and one bedroom. The second floor comprises two bedrooms, a bathroom, and a storage room.

A standout feature of this home is the balcony that leads to a roof terrace, offering breathtaking views of the Zadar Peninsula.

Oton Wagner's architectural design incorporates numerous thoughtful and practical details, enhancing the value of this unique property.

Although the house requires renovation, its exceptional potential and rarity on the market make it a prime investment opportunity.

This house perfectly combines historic charm with the flexibility to meet modern needs, making it an excellent choice for a family home or a tourism investment.

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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Price per m<sup>2</sup>:  
3000 €

Average price/m<sup>2</sup> of this type  
in this region:  
3093 €

Median price/m<sup>2</sup> of this type  
in this region:  
2600 €

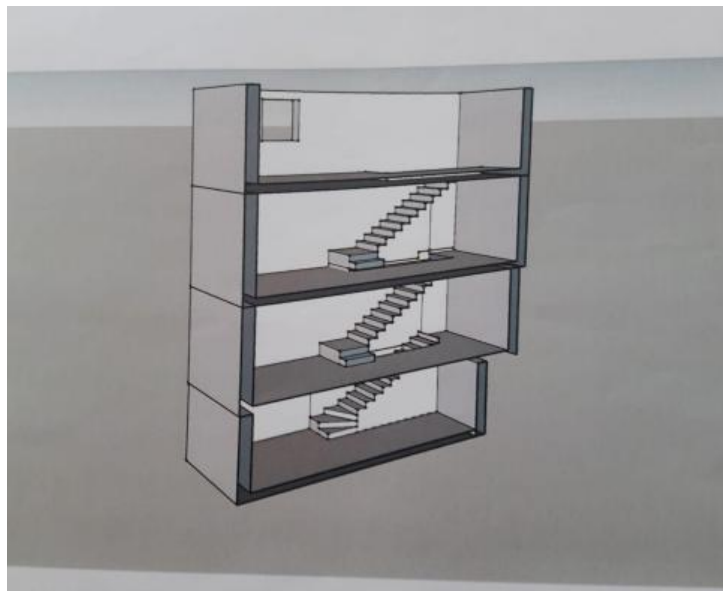
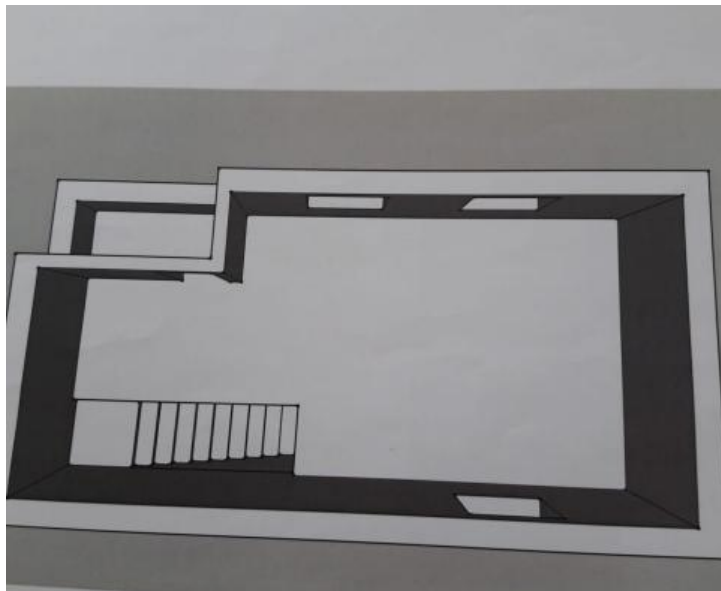
Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



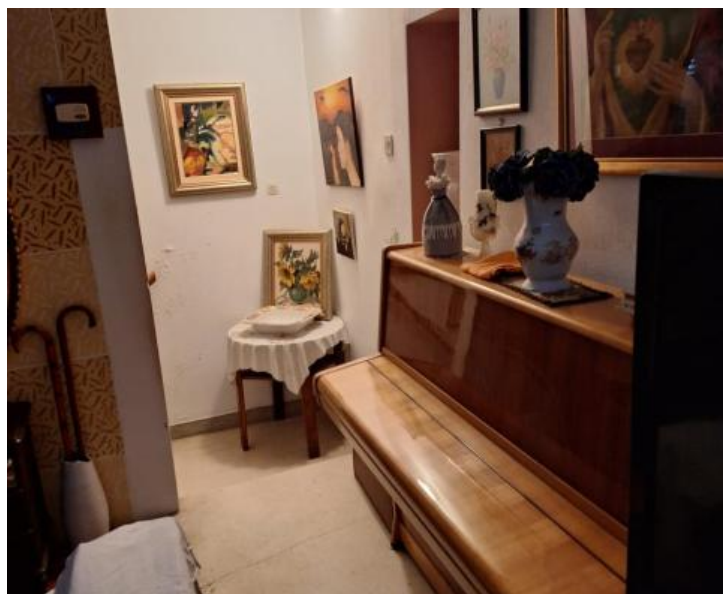
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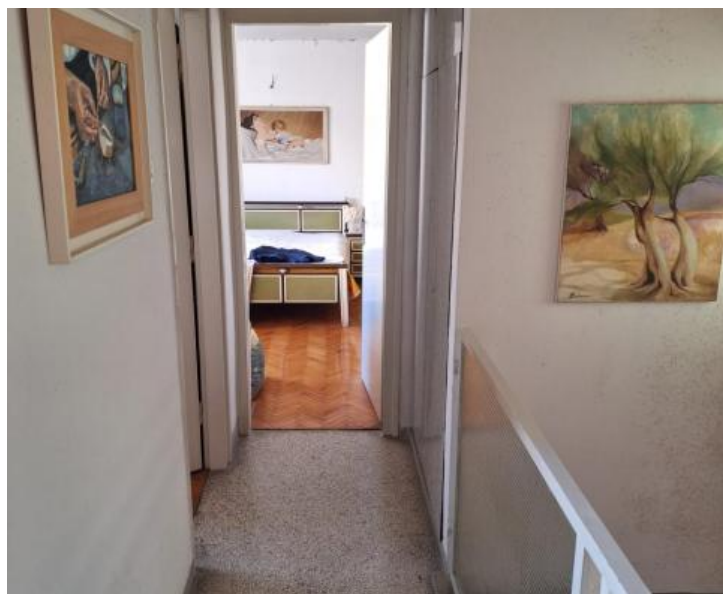
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