

Apartment

Privlaka, Dalmatia



Ref	RE-LB-33380
Type	Apartment
Region	Dalmatia › Zadar
Location	Privlaka
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	103 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 595 182

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We are pleased to introduce a new luxury residential project located in Privlaka, a well-known tourist destination near Zadar, **on the 1st line to the sea!**

Privlaka is situated on a spacious sandy peninsula, close to Zadar and the historic town of Nin. It is just 2 km from Nin, 18 km from the city of Zadar, 30 km from Paklenica National Park, and 50 km from Velebit Nature Park. The airport and ferry port are also conveniently located 30 km away.

Privlaka offers all the amenities necessary for everyday life, including a church, school, post office, bank, kindergarten, restaurants, pharmacy, shops, and public transport. Its shallow sea allows for a longer swimming season compared to most other destinations along the Adriatic coast. The building is situated in a prime location, directly on the seafront on the western side of Privlaka, next to a beautiful 8 km long coastal promenade. Every apartment will boast breathtaking panoramic views of the sea, nearby islands, and stunning sunsets, a truly unique feature of this location.

This quiet area is surrounded by modern, luxurious buildings, further enhancing the prestige of this part of Privlaka. The project consists of two residential buildings, each containing 9 units spread across three floors, located directly on the seafront and within walking distance of the town center and essential amenities, making it ideal for permanent residence or a vacation retreat.

This S1 ground-floor apartment of 103 sq.m. features a spacious living room with a kitchen and dining area, two bedrooms, two bathrooms, a loggia, a terrace, a garden, and one parking space. High-quality materials and top-notch equipment from renowned manufacturers are being used in the construction, including:

- Reinforced concrete structure
- 10 cm thick mineral wool thermal insulation
- Premium ALU triple-glazed windows with blackout curtains
- First-class ceramic flooring (120cmx60cm and 60x60)
- Underfloor heating in all rooms and bathrooms
- Air conditioning in every room

The project is expected to be completed by the end of 2024 or early 2025.

There are many more apartments available in the building.

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 m²:
5778 €

Average price/m² of this type
in this region:
5202 €

Median price/m² of this type
in this region:
4545 €

Average price/m² of this type
in Croatia:
5458 €

Median price/m² of this type
in Croatia:
4963 €

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REDNI BROJ	NAZIV PROSTORIJE	KORISNA POVRŠINA / m ² /	KOEFICIJENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m ² /
1.	ULAZNI PROSTOR / HODNIK	3,92	1,00	3,92
2.	KUHINJA, BLAGOVAONICA I DNEVNI BORAVAK	29,70	1,00	29,70
3.	SPAVAĆA SOBA	14,00	1,00	14,00
4.	SPAVAĆA SOBA	15,08	1,00	15,08
5.	KUPAONICA	5,36	1,00	5,36
6.	KUPAONICA	5,33	1,00	5,33
UKUPNO		73,39		73,39

SPOREDNI DIJELOVI

REDNI BROJ	NAZIV PROSTORIJE	KORISNA POVRŠINA / m ² /	KOEFICIJENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m ² /
7.	LOGGIA	17,05	0,75	12,79
UKUPNO		17,05		12,79

PRIPADCI

REDNI BROJ	NAZIV PROSTORIJE	KORISNA POVRŠINA / m ² /	KOEFICIJENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m ² /
8.	TERASA IZVAN ZGRADE	18,09	0,20	3,62
9.	VRT / ZELENILO	112,09	0,10	11,21
10.	PARKIRALIŠNO MJESTO PM1	12,50	0,20	2,50

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