

# Apartment

## Privlaka, Dalmatia



<b>Ref</b>	RE-LB-33383
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Privlaka
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	72 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 405 450

This luxury building is situated **in the front row to the sea** on the western side of Privlaka, Zadar along a picturesque 8 km coastal promenade.

Each apartment offers breathtaking panoramic views of the sea, nearby islands, and the enchanting sunsets, creating a truly unique experience. This peaceful location is surrounded by modern and luxurious buildings, enhancing the appeal of this part of Privlaka.

The project consists of two residential buildings, each comprising nine units spread over three floors. It is ideally located near the town center and all essential amenities for a complete stay or vacation.

This S2 ground-floor apartment of 72 sq.m. features a spacious living room that seamlessly connects to the kitchen and dining area, along with a bedroom, bathroom, loggia, terrace, garden, and one parking space.

Throughout the construction, only high-quality materials from reputable manufacturers and contractors are used, and the apartments are equipped with top-tier amenities, including:

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

The anticipated completion date for the project is set for the end of 2024 or early 2025.

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>:  
5631 €

Average price/m<sup>2</sup> of this type  
in this region:  
4762 €

Median price/m<sup>2</sup> of this type  
in this region:  
4491 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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REDNI BROJ	NAZIV PROSTORJE	KORISNA POVRŠINA / m <sup>2</sup> /	KOEFICIENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m <sup>2</sup> /
1.	ULAZNI PROSTOR / HODNIK	5,40	1,00	5,40
2.	KUHINJA, BLAGOVAONICA I DNEVNI BORAVAK	27,30	1,00	27,30
3.	SPAVAĆA SOBA	15,32	1,00	15,32
4.	KUPAONICA	6,15	1,00	6,15
UKUPNO		54,17		54,17
SPOREDNI DUELOVI				
REDNI BROJ	NAZIV PROSTORJE	KORISNA POVRŠINA / m <sup>2</sup> /	KOEFICIENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m <sup>2</sup> /
5.	LOGGIA	8,95	0,75	6,71
UKUPNO		8,95		6,71
PRIPADCI				
REDNI BROJ	NAZIV PROSTORJE	KORISNA POVRŠINA / m <sup>2</sup> /	KOEFICIENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m <sup>2</sup> /
6.	TERASA IZVAN ZGRADE	9,06	0,20	1,81
7.	VRT / ZELENILLO	68,87	0,10	6,89
8.	PARKIRALIŠNO MJESTO PM2	12,50	0,20	2,50
UKUPNO		90,43		11,20

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