

# Apartment

## Privlaka, Dalmatia



<b>Ref</b>	RE-LB-IRO2366
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Privlaka
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20 m
<b>Floorspace</b>	85 sqm
<b>Plot size</b>	8 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 509 910

Unique 1st line residence in Privlaka, Zadar area offers magnificent new apartments!

The project features two residential buildings, each containing nine units spread across three floors. Situated in the first row to the sea, these buildings are conveniently located near the town center and all essential amenities for a comfortable stay or vacation.

High-quality materials from reputable manufacturers have been utilized in construction, ensuring durability and comfort. Key features include:

- Reinforced concrete structure
- 10 cm thick mineral wool thermal insulation
- Premium three-layer ALU carpentry 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 expected completion date for the project is set for late 2024 or early 2025.

The sample spacious two-story apartment S3 is located on the ground floor and the first floor of the building. The living area of the apartment is 85.68 m<sup>2</sup>.

It consists of a ground floor with an open-plan living room, a bathroom, and access to a garden of 8 m<sup>2</sup>. On the first floor, there are two spacious bedrooms and a bathroom.

This apartment represents the perfect combination of luxury, quality, and functionality in a unique location by the sea.

Don't miss the opportunity to become the owner of such a gem on the Adriatic!

### **Available apartments for sale in Building A:**

S1: Ground floor, 103.51 m<sup>2</sup>; 2 bedrooms, garden of 112 m<sup>2</sup>. PRICE: €595,182.

S2: Ground floor, 72.08 m<sup>2</sup>; 1 bedroom, garden of 68 m<sup>2</sup>. PRICE: €405,450.

S4: Ground floor, 68.80 m<sup>2</sup>; 1 bedroom, garden of 36 m<sup>2</sup>. PRICE: €369,800.

S3: Ground floor/1st floor, 85.68 m<sup>2</sup>; duplex, garden of 8 m<sup>2</sup>, 2 bedrooms. PRICE: €481,950.

S5: 1st floor, 88.68 m<sup>2</sup>; 2 bedrooms. PRICE: €509,910.

S6: 1st floor, 63.38 m<sup>2</sup>; 1 bedroom. PRICE: €356,512.

S7: 1st floor, 74.14 m<sup>2</sup>; 2 bedrooms. PRICE: €398,502.

S8: 2nd floor, 133.28 m<sup>2</sup>; 3 bedrooms, terrace. PRICE: €766,360.

S9: 2nd floor, 112.70 m<sup>2</sup>; 3 bedrooms. PRICE: €633,937.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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>:  
5999 €

Average price/m<sup>2</sup> of this type  
in this region:  
5202 €

Median price/m<sup>2</sup> of this type  
in this region:  
4545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5458 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4963 €

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Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



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POSIEDNI DIJELOVI				
REDNI BROJ	NAZIV PROSTORJE	KORISNA POVRŠINA / m <sup>2</sup> /	KOEFICIJENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m <sup>2</sup> /
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 PROSTORJE	KORISNA POVRŠINA / m <sup>2</sup> /	KOEFICIJENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m <sup>2</sup> /
7.	LOGGIA	17,05	0,75	12,79
UKUPNO		17,05		12,79
PRIPADCI				
REDNI BROJ	NAZIV PROSTORJE	KORISNA POVRŠINA / m <sup>2</sup> /	KOEFICIJENTI KORISNE VRIJEDNOSTI POVRŠINA	KORISNA VRIJEDNOST POVRŠINA / m <sup>2</sup> /
8.	PARKIRALIŠNO MJESTO PMS	12,50	0,20	2,50
UKUPNO		12,50		2,50

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