

Apartment

Zadar, Dalmatia



Ref	RE-LB-30071
Type	Apartment
Region	Dalmatia › Zadar
Location	Zadar
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	50 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 492 125

5*** apartments with 1 bedroom on the 1st row to the sea in Zadar area!**
Apartments belong to one of the best resorts in Croatia, and offer possibility of tourist rentals!
Potential renting involves flexible model with return on investment up to 3% per annum!

- New Development Overview:
 - Buildings: 4 buildings with a total of 88 luxury apartments.
 - Construction Timeline: Began in September 2024, with completion expected by the end of 2025.
 - Modern Design & Architecture:
 - Architectural Design: Podrecca Architects.
 - Landscape Design: Lindle+Bukor.
 - Interior Design: Aggi Bruch.
- Luxury High-End Apartment Features:
 - Options: Four apartment sizes and two distinct interior design styles to choose from.
 - Outdoor Areas: Each unit includes a spacious terrace, garden, or balcony.
 - Rental Opportunity: Attractive optional rental model.
 - Amenities: Access to 5***** resort and 5***** hotel facilities and exclusive Premium Living services.

Extensive Amenities and Premium Lifestyle

Culinary Delights

Enjoy a variety of dining options at the resort's restaurants and bars, with evening entertainment tailored to your preferences. From intimate dinners in a private lounge to themed dining experiences, every meal is just steps away.

Childcare Services

Nearby hotels will offer comprehensive childcare through Falkyland, featuring play areas, outdoor playgrounds, and specially designed children's programs.

Sports & Recreation Facilities

The Residences are surrounded by stunning scenery and nearby attractions. Access sports and fitness facilities at neighboring Resort to maintain an active lifestyle, even while on vacation.

Wellness & Spa Center

Relax and rejuvenate with access to luxurious 5***** pool and spa areas at the Resort nearby. Indulge in high-quality wellness treatments with regional specialties.

Apartment Services

- Regular cleaning services available upon request, including laundry, linen changes, minor repairs, and garden care.
- Secure storage for personal belongings, routine checks during absences, and re-letting management.
- Pre-arrival and post-departure services, such as airing, temperature adjustment, and thorough cleaning.

Rental Models

Residences combines the luxury of 5-star hotel amenities with revenue potential through flexible rental programs:

1. Classic Revenue Model

- Equal revenue sharing between the resort and the owner after deducting 15% for third-party commissions.

2. Leisure Model

- Return on investment: 3% annually of the apartment's net price, including garage and furnishings.
- Duration: Maximum length of 5 years.
- Usage: Owners can use the property personally for up to 3 weeks annually, excluding tourist peak season (last Saturday of June to the first Saturday of September).
- Premium Living Fee: One-third of the service package fee.
- Additional Usage: Possible with proportional deduction from returns.

Residences offers a unique investment opportunity with full-service living and seamless integration into the Resort rental program.

The prices are quoted with furnishing and VAT included.

The lowest price for apartment with 1 bedroom is 492 125 eur for 50,50 m2 + balcony of 21,20 m2.

Please, do not hesitate to request complete price list and selling information.

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 m²:
9843 €

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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