

Apartment

Kožino, Dalmatia



Ref	RE-U-38022
Type	Apartment
Region	Dalmatia › Zadar
Location	Kožino
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	125 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 560 000

Stunning apartment just 100 meters from the beach in Kožino, offering panoramic views of the sea and the islands of the Zadar archipelago!

This luxurious first-floor apartment in a newly built residence is just steps from the sea and a beautiful beach. With a net area of 125.83m², it offers exceptional space, top-tier comfort, and breathtaking sea views. The layout includes three spacious bedrooms, three modern bathrooms with underfloor heating, a large living room connected to the kitchen and dining area, and a covered terrace—an ideal spot to unwind while enjoying spectacular sunsets.

For added convenience, the apartment includes an in-unit storage space as well as a generous 19.68m² storage room in the basement. Built with top-quality materials and modern technology, the residence ensures maximum comfort. Air conditioning is installed in every room, and the building, which consists of just four apartments, is equipped with an elevator.

The apartment comes with one garage parking space and one outdoor parking space, making daily life even more convenient. Since the seller is a legal entity, buyers are exempt from paying real estate tax, making this offer even more attractive.

Located in the quiet and sought-after area of Kožino, this apartment is perfect for those seeking luxury and privacy near Zadar. Kožino is known for its pristine beaches, crystal-clear sea, and relaxed atmosphere, while Zadar—just a 5-6 minute drive away—is a vibrant city rich in history and culture. With its famous landmarks like the Sea Organ and the Greeting to the Sun, charming old town streets, and excellent dining scene, Zadar is one of the most desirable places to live on the Adriatic.

Contact us for more details and schedule a viewing of this exclusive property!

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:
4480 €

Average price/m² of this type
in this region:
4762 €

Median price/m² of this type
in this region:
4491 €

Average price/m² of this type
in Croatia:
4489 €

Median price/m² of this type
in Croatia:
4167 €

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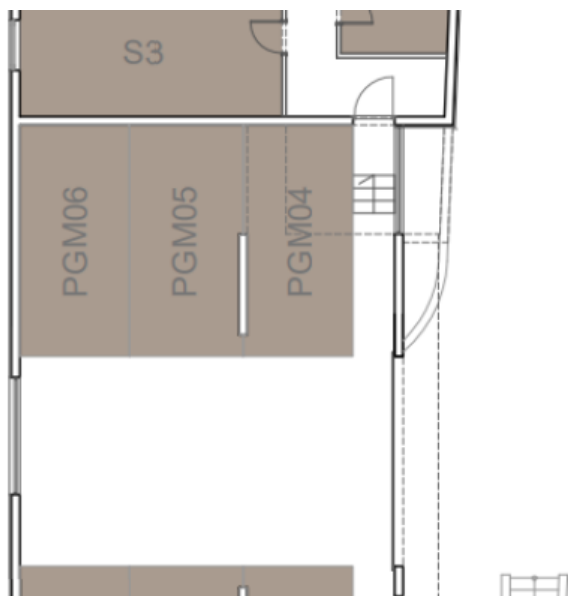
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PRVI KAT 3-sobni stan

STAN 2

		korisna površina	koefficient	korisna vrijednost
1	dn.boravak/kuhinja	43.16	1.00	43.16
2	sp.soba 1	13.00	1.00	13.00
3	sp.soba 2	11.25	1.00	11.25
4	sp.soba 3	8.48	1.00	8.48
5	kupaonica 1	3.83	1.00	3.83
6	kupaonica 2	4.33	1.00	4.33
7	gospodarstvo	4.09	1.00	4.09
8	hodnik	8.36	1.00	8.36
9	balkon	18.90	0.50	9.45
UKUPNO		115.40		105.95
S	sprema S2	19.68	0.50	9.84
P	parking PGM 01	14.24	0.50	7.12
P	parking PM 01	14.62	0.20	2.92
SVEUKUPNO		163.94		125.83