

New development

Sveti Filip I Jakov, Dalmatia



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|-------------------------|---------------------|
| Ref | RE-LB-IRO2470 |
| Type | New development |
| Region | Dalmatia › Zadar |
| Location | Sveti Filip I Jakov |
| Front line | Yes |
| Sea view | Yes |
| Distance to sea | 50 m |
| Floorspace | 99 sqm |
| No. of bedrooms | 2 |
| No. of bathrooms | 1 |
| Price | € 610 000 |

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Unique 1st line complex of luxury apartments, by the beach!

A luxurious ground floor apartment is available for sale in a newly built, exclusive complex located directly along the coast in the Zadar area of Dalmatia.

Positioned in the first row to the sea, the apartment offers a blend of modern comfort, refined design, and top-tier construction quality. It features a net living space of 50.60 m², a spacious terrace of almost 25 m², and a private garden of 25.5 m², along with a designated parking space of 11.5 m².

The interior layout is open-concept, with the kitchen, dining, and living areas forming a single cohesive space. Two bedrooms and a bathroom fitted with premium equipment complete the living space. High ceilings enhance the feeling of openness—living and dining areas reach 300 cm, bedrooms 290 cm, and bathrooms and hallways 285 cm. Flooring includes large-format ceramic tiles in the main areas and oak parquet in the bedrooms. The apartment also includes a burglar-proof entrance door and tall, elegant interior doors measuring 240 cm.

The building is constructed with reinforced concrete load-bearing walls and partition walls made with double-layer plasterboard and mineral wool for excellent sound insulation. Exterior walls feature additional thermal insulation, while the flat roof is treated with high-end thermal and waterproofing solutions. The ground floor is finished with a ventilated ceramic facade, and the upper floors follow the ETICS system with thermal insulation ranging from 12 to 25 cm. Aluminum windows with triple-layer insulated glass and 280 cm high panoramic sliding doors bring in natural light and seamlessly connect the interior with the terrace and garden. Sun protection is managed by aluminum folding shutters with electric motors.

The apartment includes underfloor heating throughout, and cooling is handled by a multi-inverter system with individual air conditioning units in all rooms. Each unit has separate water and electricity meters. Additional features include built-in ceiling lighting, a color video intercom, an optical internet connection, and an advanced electrical system with a well-planned socket and connection layout.

Set in a gated luxury complex with controlled access, video surveillance, and professional maintenance, the residence offers a secure and serene environment. The beach is accessible through official concession approval. The surrounding communal areas are beautifully landscaped and equipped with an automatic irrigation system.

Energy efficiency meets nearly zero energy consumption standards (nZEB). The building structure comes with a 10-year warranty, and construction and craftsmanship are covered by a 2-year guarantee.

More apartments and villas area available in the complex.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
6162 €

Average price/m² of this type
in this region:
3432 €

Median price/m² of this type
in this region:
3901 €

Average price/m² of this type
in Croatia:
4939 €

Median price/m² of this type
in Croatia:
5000 €

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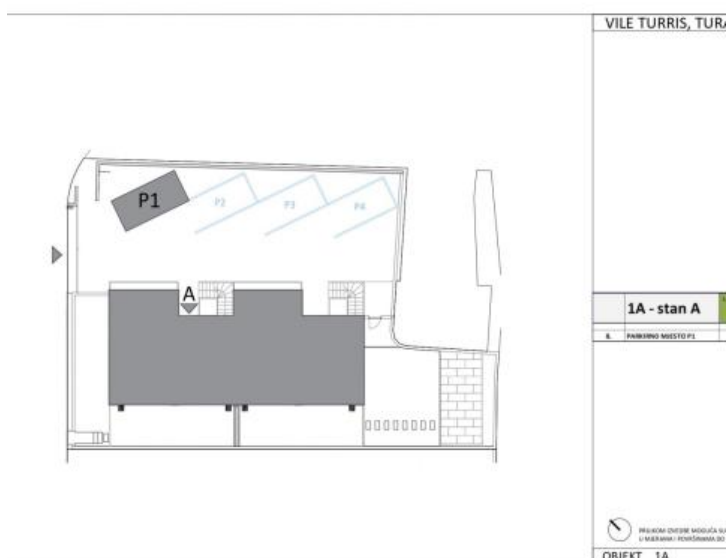
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