

Apartment

Sveti Filip I Jakov, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

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Ref	RE-LB-IRO2471
Type	Apartment
Region	Dalmatia › Zadar
Location	Sveti Filip I Jakov
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	118 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 911 000

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Unique complex on the 1st row to the sea!

A stylish duplex apartment is available in a high-end villa complex located directly on the seafront in the Zadar area of Dalmatia. Positioned within a newly developed five-star community, this two-level apartment is ideal for both luxurious holidays and year-round family living. The interior layout includes a modern open-concept kitchen, dining, and living area, three spacious bedrooms, a hallway, and three elegant bathrooms. An internal staircase links the two floors, adding to the sense of openness and functionality. The indoor living area spans 88.14 m², while the terrace and external staircase contribute an additional 20.47 m², bringing the total usable space to 118.94 m². This home offers exceptional comfort, sleek contemporary design, and a high level of privacy, all in a peaceful coastal setting close to essential amenities.

Built to the highest standards, the apartment is part of a solid reinforced concrete structure, with floor slabs and load-bearing walls that ensure durability and safety. Interior partition walls are constructed with a double layer of plasterboard and filled with mineral wool for excellent acoustic insulation. Exterior walls feature plasterboard cladding and added thermal insulation. The flat roof is finished with premium-grade thermal and waterproofing materials.

The facade combines a ventilated ceramic system on the ground level with the ETICS method on the upper floors, including thermal insulation between 12 and 25 cm thick. Windows and doors are aluminum-framed, fitted with triple-layer insulated glass. Panoramic glass walls, standing 280 cm tall, bring abundant natural light into the space and provide seamless access to the terrace and garden. Electric aluminum folding shutters offer stylish and functional sun protection.

Ceiling heights add to the luxurious feel, with 300 cm in the living areas, 290 cm in the bedrooms, and 285 cm in the bathrooms and hallways. High-quality ceramic tiles cover the main floors, while oak parquet adds warmth and sophistication to the bedrooms. The entrance door is reinforced and secure, and the interior doors are an impressive 240 cm in height.

The apartment is equipped with underfloor heating in every room, and a multi-inverter air conditioning system provides cooling through discreet indoor units in all living areas. Separate meters for water and electricity ensure energy transparency. Additional features include a color video intercom, optical internet connectivity, integrated ceiling lighting, and a thoughtfully designed electrical layout with optimal socket and connection distribution.

Located in a gated, professionally managed community, the complex offers controlled access and video surveillance for peace of mind. Beach access is officially approved by concession. The shared grounds are beautifully landscaped with Mediterranean greenery and maintained by an automatic irrigation system.

The entire complex meets the latest nZEB energy efficiency standards, with nearly zero energy consumption. The structural integrity of the building is backed by a 10-year warranty, while all construction and finishing work is guaranteed for 2 years.

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For more details or to schedule a viewing, feel free to reach out. I'd be happy to help you find your place by the sea.

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:
7720 €

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:
4485 €

Median price/m² of this type
in Croatia:
4159 €

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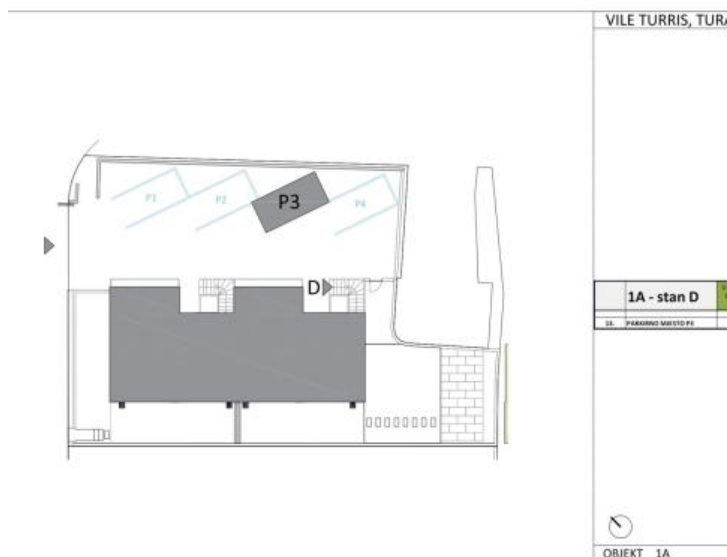
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