Ref	RE-LB-IRO1333
Type	Apartment
Region	Dalmatia › Zadar
Location	Privlaka
Front line	No
Sea view	Yes
Distance to sea	70 m
Floorspace	157 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 332 593

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Adrionika
Real Estate in Croatia

Luxury penthouse in a new apart-village with 3 apart-buildings under construction, only 70 meters from the sea and the beach in Privlaka!

Privlaka is a small picturesque place on the Adriatic coast known for its beautiful sunsets, sandy coves and fishing tradition. It is ideal for family and active vacations (running, cycling, surfing, sailing...) It is 16 km from the center of Zadar. It has evolved into super-popular destination, attracting multiple buyers from Austria, Hungary, Slovakia, Poland.

The planned completion of the work is scheduled for December 30, 2023.
The building in offer will have 6 apartments with a beautiful open view of the crystal blue sea, the nearby islands and the famous sunset.

This spacious penthouse of 157.47 m2 of total gross area is located on the second floor of the building. It consists of a hallway, bathroom, living room with kitchen and dining room, loggia, hallway, 2 bedrooms. It is illuminated with plenty of natural light through large sliding walls. The apartment also has a spacious roof terrace with a jacuzzi, which offers an enchanting view of the sea.

The building has its own garden landscaped and enriched with autochthonous herbs and plants, which emphasizes the atmosphere of the Mediterranean.

During construction, top quality materials are used, chosen to satisfy energy efficiency, luxury and comfort.
All apartments have their own parking space.
The communal swimming pool is located in a part of the field where the intimacy of the apartments is not disturbed.

All apartments have:
- Smart Inverter air conditioning heating and cooling systems
- Bathroom floor heating
- Superior interior carpentry with full stocks of modern design and lines
- Modern six-chamber PVC exterior carpentry with triple-pane glass and Low-e coating on the outside from renowned European manufacturers, the exterior carpentry is equipped with electrically powered ALU blinds and integrated mosquito nets
- Top quality sanitary equipment from renowned EU manufacturers
- First class parquet and ceramics
- Preparation for smart installation
- Smart key-card for the entrance to the building
- Video intercom
- Electric vehicle charging station
- Thermo facade
- All structural elements are dimensioned and will be executed according to the highest standards in

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earthquake engineering (9 seismic zones).

Price list of other apartments in the residence:

S001: ground floor; 85.25m2 gross, hallway, bathroom, living room with kitchen and dining room, loggia, hall, two bedrooms, parking space. PRICE: €218,160

S002: ground floor; 85.26 m2 gross, hallway, bathroom, living room with kitchen and dining room, loggia, hall, two bedrooms, parking space. PRICE: €228,160

S101: 1ST FLOOR; 83.23 m2 gross; hallway, bathroom, living room with kitchen and dining room, loggia, entrance hall, two bedrooms, parking space. PRICE: €228,740

S102: 1st Floor; 83.25 m2 gross, hallway, bathroom, living room with kitchen and dining room, loggia, hall, two bedrooms, parking space. PRICE: €228,740

S202: 2nd Floor; 157.47 m2 gross; Penthouse hallway, bathroom, living room with kitchen and dining room, loggia, hall, two bedrooms, roof terrace with jacuzzi, parking space. PRICE: €297,000

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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Apartment
Privlaka, Dalmatia

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Price per m²:
2118 €

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:
4488 €
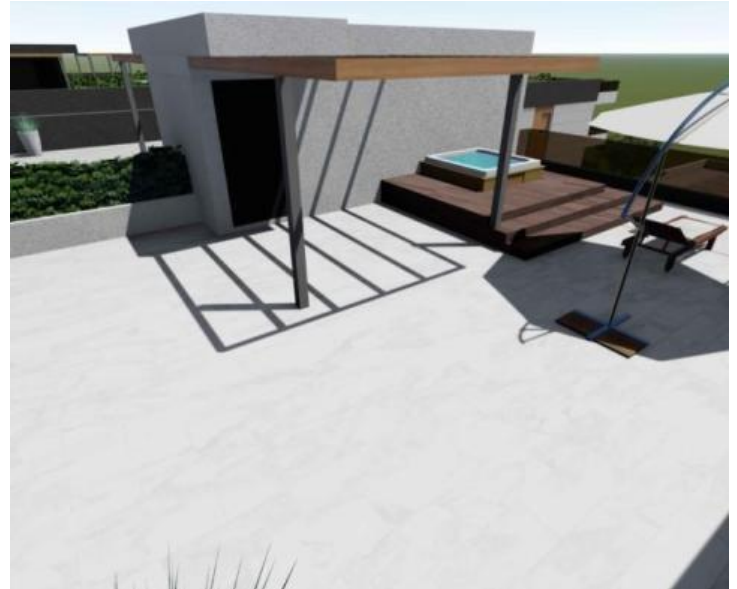
Median price/m² of this type
in Croatia:
4163 €

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