

New development

Diklo, Dalmatia



Ref	RE-LB-IRO1769
Type	New development
Region	Dalmatia > Zadar
Location	Diklo
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	73 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 273 097

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In the serene environs of Diklo, Zadar, an opulent residential complex is built completed, positioned only 250 meters from an idyllic beach and a promenade graced with culinary establishments, boutiques, and various amenities.

This enclave is not only alluring to the discerning tourist but also conducive to an enchanting family life.

The ambience is characterized by familial dwellings, offering a splendid panorama of the sea and the Zadar archipelago. The landscape is further adorned with a verdant belt, interwoven with olive groves and pine forests.

Comprising two urban edifices, each housing six residential units, the complex culminates in a total of twelve apartments. Each dwelling is endowed with the luxury of two parking spaces—outdoor and within the subterranean garage—alongside a commodious storage compartment.

Allow me to introduce Apartment B4, gracing the first floor with an expanse of 52.91 square meters. It unfolds with a culinary domain seamlessly merging with a dining and living sanctuary, a corridor, a pantry, two chambers, and a bath. The abode extends its embrace to a covered balcony. In addition to this, the apartment features a subterranean storage alcove, a singular garage, and an outdoor parking space, culminating in a total area, including accessories, of 73.81 square meters.

Noteworthy emphasis has been placed on architectural finesse, resulting in an exclusive exterior aesthetic that meets the demands of the most discerning clientele.

The construction manifests a commitment to excellence through the utilization of premium materials:

- Facade: ETICS 14 cm (on the first and second floors) and a ventilated facade (on the ground floor and select upper levels).
- Underfloor heating, cooling, and domestic hot water preparation facilitated by DAIKIN 3in1 heat pumps.
- Three-layer PVC joinery (4/16/4/16/4 mm IZO glass, low-E) adorned with external aluminum blinds animated by an electric impulse.
- Sanitary installations by LAUFEN, HANSGROHE, and TECE.
- First-class Italian ceramic tiles.
- Multilayer parquet flooring, oak of 14 mm thickness, brushed and elegantly matte-lacquered in the MOPAR oak design trend.
- Interior carpentry in a resplendent matte white hue, concealing hinges and graced with minimalist handles; the toilet door secured with a butterfly lock.
- Video intercom system.

For those with discerning tastes, other residences beckon:

BUILDING A:

A1: GROUND FLOOR, 100.58 m²; foyer, culinary haven with dining and living quarters, 2 chambers, 2 baths, pantry, terrace, covered veranda, garden. PRICE: €367,126

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A2: GROUND FLOOR, 103.66 m²; foyer, culinary haven with dining and living quarters, 2 chambers, 2 baths, pantry, terrace, covered veranda, garden. PRICE: €378,349

A3: 1ST FLOOR - SOLD

A4: 1ST FLOOR - SOLD

A5: 2ND FLOOR, 113.92 m²; foyer, culinary haven with dining and living quarters, 3 chambers, bath, lavatory, repository, covered balcony, rooftop terrace. PRICE: €484,170

A6: 2ND FLOOR, 94.78 m²; foyer, culinary haven with dining and living quarters, 2 chambers, bath, repository, covered balcony, rooftop terrace. PRICE: €393,337

BUILDING B:

B1: GROUND FLOOR, 110.73 m²; foyer, culinary haven with dining and living quarters, 3 chambers, 2 baths, pantry, terrace, covered terrace, garden. PRICE: €387,555

B2: GROUND FLOOR, 99.64 m²; foyer, culinary haven with dining and living quarters, 2 chambers, bath, pantry, terrace, covered terrace, garden. PRICE: €338,767

B3: 1ST FLOOR, 108.44 m²; foyer, culinary haven with dining and living quarters, 3 chambers, 2 baths, repository, covered balcony. PRICE: €412,053

B5: 2ND FLOOR, 122.78 m²; foyer, culinary haven with dining and living quarters, 3 chambers, 2 baths, repository, covered balcony, rooftop terrace. PRICE: €503,387

B6: 2ND FLOOR, 84.3 m²; foyer, culinary haven with dining and living quarters, 2 chambers, bath, repository, covered balcony, terrace. PRICE: €341,425

Anticipated completion date: early 2024.

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:
3741 €

Average price/m² of this type
in this region:
3688 €

Median price/m² of this type
in this region:
3904 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

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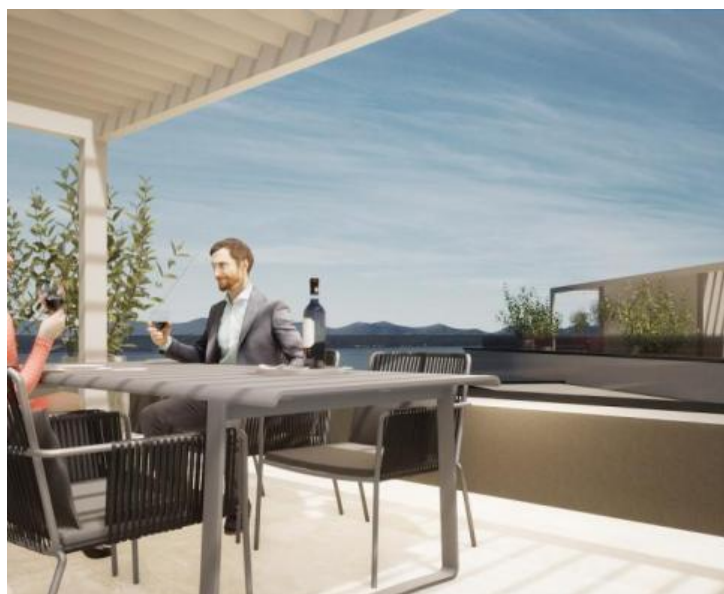
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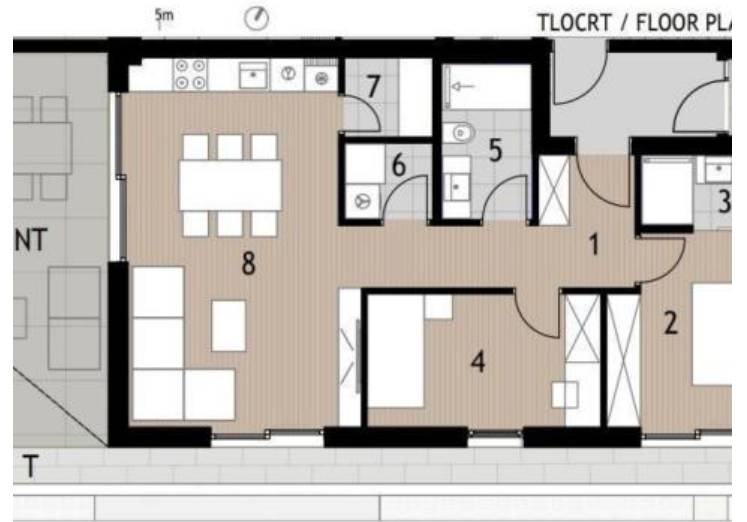


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