

Apartment

Diklo, Dalmatia



Ref	RE-LB-IRO1770
Type	Apartment
Region	Dalmatia › Zadar
Location	Diklo
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	110 sqm
Plot size	58 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 387 555

A luxury residence in quiet neighborhood of Zadar, Diklo, mere 250 meters from a beautiful beach and a promenade with restaurants, shops and other facilities, is very attractive for tourism, but also a pleasant family life.

The surroundings are made up of family houses with a beautiful view of the sea and the Zadar archipelago, as well as a green belt permeated with olive groves, lavender valleys and pine forests.

This high end residential complex consists of two urban buildings with 6 residential units each (12 apartments in total).

Each apartment has two parking spaces (outdoor and garage) and a storage room in the underground garage.

The sample apartment B1 is located on the ground floor of the building. It consists of a kitchen, dining room and living room, hallway, pantry, 3 bedrooms, 2 bathrooms, terrace and covered terrace. The apartment has a garden of 58 m², a storage room in the basement of the building, one garage and one outdoor parking space. Area of the apartment with accessories: 110.73 m². Price is 387 555 eur.

Special attention was paid to the architectural design, which achieved an exclusive exterior. the appearance of the building and meeting the modern needs of the most demanding customers.

High-quality materials are used in construction:

- Facade: ETICS 14 cm (1st and 2nd floor) and ventilated facade (ground floor and smaller parts of upper floors).
- Underfloor heating, cooling and preparation of domestic hot water through DAIKIN 3in1 heat pumps.
- Three-layer PVC joinery (IZO glass 4/16/4/16/4 mm, low-E) with external aluminum blinds with electric drive.
- LAUFEN, HANSGROHE and TECE sanitary ware.
- Italian ceramic tiles 1st class.
- Finished multilayer parquet, oak, d=14 mm, brushed, matte lacquered, MOPAR oak design trend.
- Interior carpentry in white matte color (Interior door RAL 9003 matte, hidden hinges, handle and rosette separate with a simple design, toilet door equipped with a butterfly lock).
- Video intercom

Other apartments available for sale in this outstanding new residence:

BUILDING A:

A1: GROUND FLOOR, 100.58 m²; hallway, kitchen with dining room and living room, 2 bedrooms, 2 bathrooms, pantry, terrace, covered terrace, garden. PRICE: €367,126

A2: GROUND FLOOR, 103.66 m²; 100.58 m²; hallway, kitchen with dining room and living room, 2 bedrooms, 2 bathrooms, pantry, terrace, covered terrace, garden. PRICE: €378,349

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A3: 1ST FLOOR - SOLD

A4: 1ST FLOOR - SOLD

A5: 2ND FLOOR, 113.92 m²; hallway, kitchen with dining room and living room, 3 bedrooms, bathroom, toilet, storage room, covered balcony, roof terrace. PRICE: €484,170

A6: 2ND FLOOR, 94.78 m²; hallway, kitchen with dining room and living room, 2 bedrooms, bathroom, storage room, covered balcony, roof terrace. PRICE: €393,337

BUILDING B:

B2: GROUND FLOOR, 99.64 m²; hallway, kitchen with dining room and living room, 2 bedrooms, bathroom, pantry, terrace, covered terrace, garden. PRICE: €338,767

B3: 1ST FLOOR, 108.44 m²; hallway, kitchen with dining room and living room, 3 bedrooms, 2 bathrooms, storage room, covered balcony. PRICE: €412,053

B4: 1ST FLOOR, 73.81 m²; hallway, kitchen with dining room and living room, 2 bedrooms, bathroom, storage room, covered balcony. PRICE: €273,097

B5: 2ND FLOOR, 122.78 m²; hallway, kitchen with dining room and living room, 3 bedrooms, 2 bathrooms, storage room, covered balcony, roof terrace. PRICE: €503,387

B6: 2ND FLOOR, 84.3 m²; hallway, kitchen with dining room and living room, 2 bedrooms, bathroom, storage room, covered balcony, terrace. PRICE: €341,425

Estimated completion date: start of 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:
3523 €

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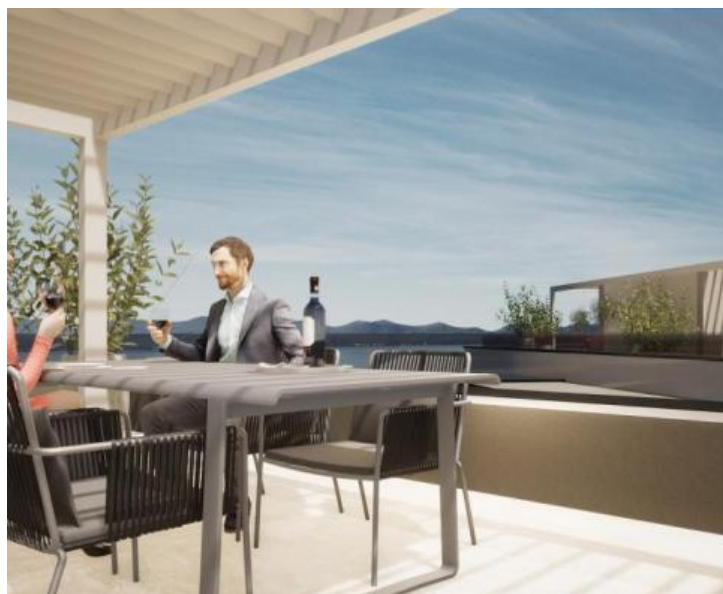
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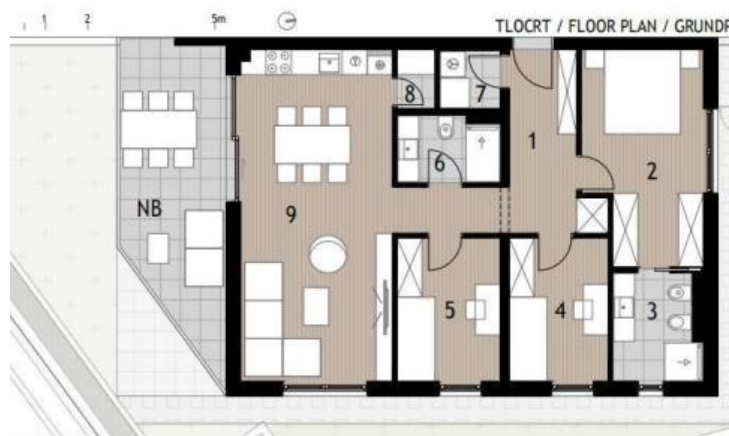
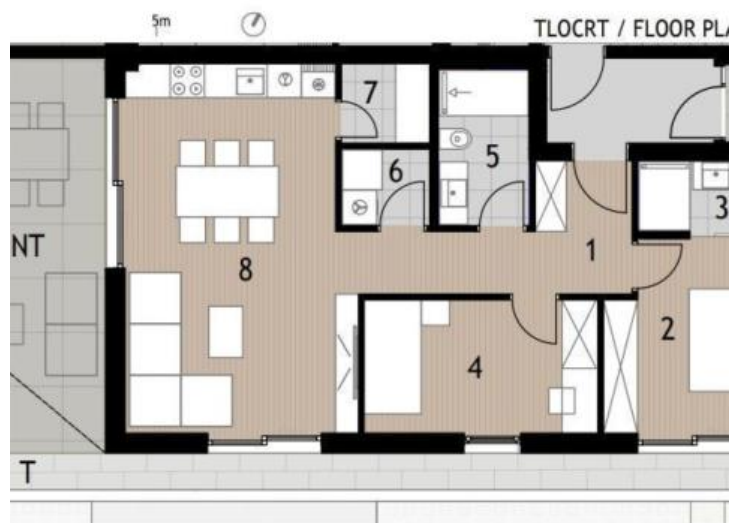
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