

# Apartment

## Zadar, Dalmatia



|                         |                  |
|-------------------------|------------------|
| <b>Ref</b>              | RE-LB-BIL026     |
| <b>Type</b>             | Apartment        |
| <b>Region</b>           | Dalmatia › Zadar |
| <b>Location</b>         | Zadar            |
| <b>Front line</b>       | Yes              |
| <b>Sea view</b>         | Yes              |
| <b>Distance to sea</b>  | 10 m             |
| <b>Floorspace</b>       | 102 sqm          |
| <b>No. of bedrooms</b>  | 2                |
| <b>No. of bathrooms</b> | 1                |
| <b>Price</b>            | € 545 138        |

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Luxurious three-bedroom apartment in a 5\* resort near the sea in Zadar area!  
ROI-based concept with minimum 4% yearly yield expected under lease-back program!

In the picturesque area of Zadar, this two-bedroom apartment graces a luxurious tourist complex, a mere 100 meters from the sea and an impeccably landscaped beach.

Poised on the first floor of an elegant structure, the apartment spans a total net area of 101.90 square meters. Its interior encompasses a kitchen with a dining area and living room, three bedrooms, a loggia/terrace, and two bathrooms. The living room seamlessly extends to a generous 15-square-meter terrace. The acquisition of this apartment also includes the added convenience of two parking spaces, a testament to the thoughtful considerations embedded in the property.

Fully appointed and ready for occupancy, this residence is strategically designed for rental within the tourism sector, presenting a unique opportunity for personal use.

Situated in the heart of Dalmatia along the captivating coast of the idyllic small Mediterranean town, this opulent complex is merely a 2.5-hour drive from Zagreb, with Zadar International Airport a mere 25 kilometers away.

As a distinguished 5\*\*\*\*\*-star resort, it comprises a hotel and six buildings housing 60 residences. Catering to families and spanning generations, the complex offers a plethora of amenities, including a reception, concierge service, two expansive outdoor pools, a restaurant, an indoor spa bar, a wellness and spa zone, a fitness center, and a spacious park adorned with vibrant horticulture. The family-friendly features extend to a children's pool with engaging activities, an outdoor children's park, a kids club, and a newly constructed marina in close proximity.

This enchanting resort seamlessly blends modern architecture with a refined ambiance, incorporating authentically charming locales and surrounded by inspiring natural beauty. Thoughtful details and distinctive characteristics contribute to an unforgettable experience, providing a glimpse into an entirely different way of life.

These residences are meticulously crafted to be a source of pleasure and a destination that emanates relaxation, offering a spectrum of advantages and benefits to their fortunate owners.

The managerial assurance of a minimum annual yield of 4% until 2027 underscores the commitment to excellence. Beyond 2027, an anticipated annual yield of 4-6% is expected, with meticulous maintenance ensuring the perpetuation of top-tier quality and high real estate desirability.

For the owner, the added flexibility of enjoying the residence for up to four weeks during the season and according to personal preferences in the off-season epitomizes the epitome of carefree and fulfilling vacation living. Embark on a voyage to the haven of your holiday retreat, and revel in the abundant pleasures that await

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you.

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 m<sup>2</sup>:  
5344 €

Average price/m<sup>2</sup> of this type  
in this region:  
5202 €

Median price/m<sup>2</sup> of this type  
in this region:  
4545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5454 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4963 €



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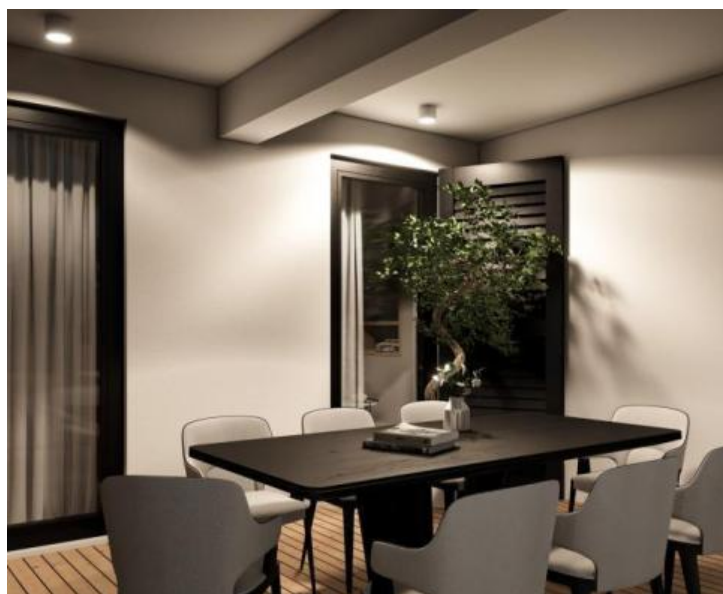
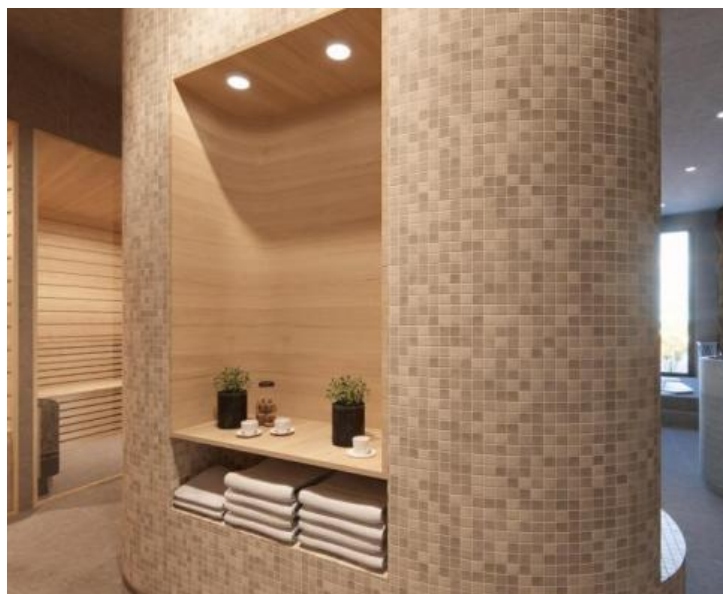
## Zadar, Dalmatia



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