

# Apartment

## Zadar, Dalmatia



<b>Ref</b>	RE-LB-IRO20039
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Zadar
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	86 sqm
<b>Plot size</b>	63 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 459 837

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Impressive two-bedroom apartment with a total net area of 85.95 m<sup>2</sup>, in a luxury 5\*\*\*\*\* tourist complex 100 m from the sea and a beautiful landscaped beach.

It is a new breathrough 5\* resort consisting of a hotel and six buildings with 60 residences.

This luxury complex is located in the center of Dalmatia on the very coast of the picturesque town near Zadar.

It is only a 2.5-hour drive from Zagreb, while Zadar International Airport is only 25 km away.

It is family-oriented resort, with content suitable for all generation, with excellent 5\*\*\*\*\* infrastructure:

- Reception
- Concierge service
- Two large outdoor swimming pools
- Restaurant
- Indoor spa bar
- Wellness and SPA zone
- Fitness
- Spacious park rich in horticulture
- Children's swimming pool with content for children
- Outdoor children's park
- Kids club
- Newly built marina in the immediate vicinity

This wonderful resort is characterized by a combination of modern architecture and refined ambience, characteristically authentic localities and inspiring nature, caring details and charming peculiarities that create unforgettable memories and give insight into a completely different way of life.

The residences were created to be a source of pleasure and a destination that exudes relaxation.

They provide their owners with a whole range of advantages and benefits.

The original concept is ROI-based lease-back ownership.

**The manager guarantees a minimum annual yield of 4% until 2027. The expected annual yield after 2027 is 4-6%, with maintenance in order to preserve the top quality and high attractiveness of real estate.**

The owner has the option of using the residence for up to 4 weeks in the season and in accordance with wishes in the off-season.

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The apartment in question is located on the first floor of the building.

It consists of a kitchen with a dining room, two bedrooms and two bathrooms.

From the living room there is a large loggia of 12 m<sup>2</sup> and a garden of 63.21 m<sup>2</sup>.

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The apartment has 2 parking spaces included in the price.

The apartment is fully equipped and ready for use.

The apartment is intended for rent in tourism with the possibility of personal use.

Sail into the haven of your vacation and carefree enjoy what truly fulfills 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>:  
5347 €

Average price/m<sup>2</sup> of this type  
in this region:  
4762 €

Median price/m<sup>2</sup> of this type  
in this region:  
4491 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €



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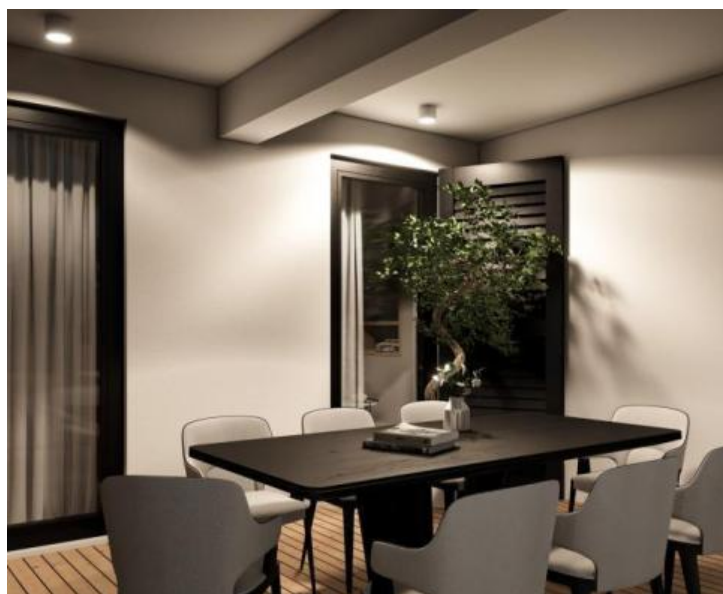
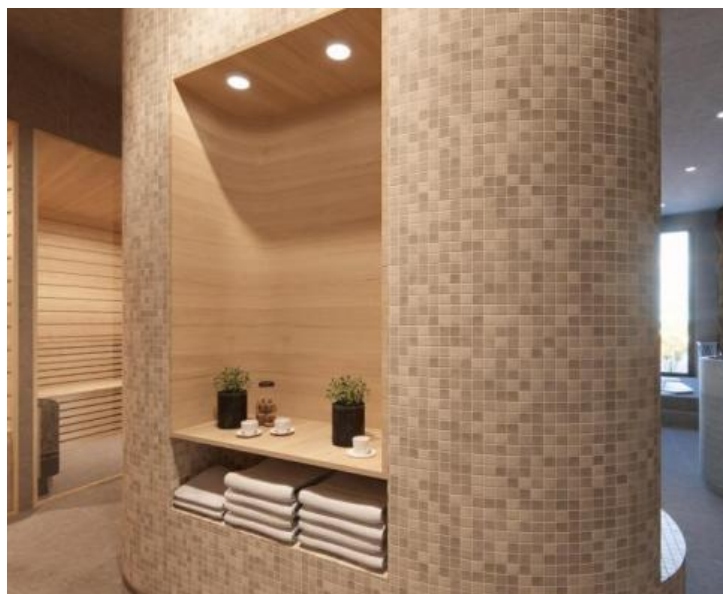
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