

# Apartment

## Zadar, Dalmatia



|                         |                  |
|-------------------------|------------------|
| <b>Ref</b>              | RE-LB-20078      |
| <b>Type</b>             | Apartment        |
| <b>Region</b>           | Dalmatia › Zadar |
| <b>Location</b>         | Zadar            |
| <b>Front line</b>       | No               |
| <b>Sea view</b>         | No               |
| <b>Distance to sea</b>  | 50 m             |
| <b>Floorspace</b>       | 94 sqm           |
| <b>No. of bedrooms</b>  | 3                |
| <b>No. of bathrooms</b> | 2                |
| <b>Price</b>            | € 440 000        |

We offer fully furnished, comfortable duplex apartment only 50 meters from the sea in Zadar!

It is a three-bedroom apartment by the sea in a residential building on the 1st (first) floor of the building. A highly sought-after, quiet location, along which the popular Karma promenade stretches along the sea in the southeast direction and leads you to the port of Gaženica, and in the northwest direction, with a leisurely 15-minute walk along the coast, you will reach the very center of the city of Zadar-Poluotok. The distance from the apartment to the sea is 50 (fifty) meters and 100 (one hundred) meters to the popular city beach of Kolovare. There is a school, kindergarten, hospital 300 (three hundred) meters from the apartment, shopping center and bus station 500 (five hundred) meters from the apartment.

Residential unit extending to basement 1 (first) floor and attic.

The construction area of the apartment is 93.5m<sup>2</sup> / the net construction area of the apartment is 83.5m<sup>2</sup>.

On the first floor of the apartment there is a corridor with a spiral wood and metal staircase, a spacious living room, a dining room with a kitchen with access to a semi-enclosed balcony with a grill, a second south-facing balcony with a view of the yard, greenery and the sea, one bedroom with a double box spring bed and a wardrobe closet, bathroom with toilet.

The second floor of the apartment extends by spiral stairs to the attic and consists of an entrance hall or corridor, two bedrooms with standard double beds, wardrobes, smart TV, two auxiliary rooms that are closed and can be opened to create one large room.

On the first floor, the floors are covered with parquet-ceramics, and on the second upper floor, the floors are covered with laminate and the walls with Knauf panels. In the basement apartment there is also a decorated utility room or a woodshed. The apartment is heated with pellets. The heating installation was carried out on the upper floor separately for each room. The average heating consumption is 1300 kg of pellets.

Apartment is equipped with two air conditioners, PVC, ALU carpentry, furnished dining room, kitchen, pellet stove. There are no investments. Covered parking for a vehicle. The possibility of setting up a prefabricated garage. Due to its TOP location, the apartment was also used for tourist purposes.

The apartment is fully furnished and is being sold as such. It is ideal for a larger family or tourism.

Very good income, approx. 25,000 eur for three months of the season, (proof of income when viewing the apartment).

The upper floor has access to the stairs from the outside and a separate entrance, and it can be split into two smaller apartments for housing or tourism purposes.

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.

# Apartment

## Zadar, Dalmatia



Price per m<sup>2</sup>:  
4681 €

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:  
4489 €

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

# Apartment

## Zadar, Dalmatia



# Apartment

## Zadar, Dalmatia



# Apartment

## Zadar, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Apartment

## Zadar, Dalmatia



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

# Apartment

## Zadar, Dalmatia

