

# New development

## Primosten, Dalmatia



|                        |                    |
|------------------------|--------------------|
| <b>Ref</b>             | RE-LB-IRO1925      |
| <b>Type</b>            | New development    |
| <b>Region</b>          | Dalmatia › Sibenik |
| <b>Location</b>        | Primosten          |
| <b>Front line</b>      | No                 |
| <b>Sea view</b>        | Yes                |
| <b>Distance to sea</b> | 350 m              |
| <b>Price</b>           | Price upon request |

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We are glad to offer you information on amazing new complex in Primosten 350 meters from the sea! Its exceptional positioning near the heart of Primošten strikes an exquisite harmony between the tranquility of the Mediterranean ambiance and the accessibility to all conveniences and activities woven into the fabric of this splendid city.

This supreme quality luxury residence offers 6 amazing apartments.

Sample apartment is nestled on the ground floor of this opulent building.

Spanning an expansive 128 square meters, the living area exudes a spacious and tastefully adorned haven. Comprising a capacious living room seamlessly linked to the kitchen and dining realm, two bedrooms, two opulent bathrooms, and a storage room, the design thoughtfully accentuates the indoor space. The outdoors, however, is where the true allure lies, as a generous loggia extends from the living room to a sizable terrace. This outdoor haven hosts a refreshing pool and a verdant garden, providing an ideal setting for unwinding, be it through immersive reading or cherished moments with friends and family.

Ensuring additional practicality and safety, the apartment includes a garage and an outdoor parking space.

Part of an exclusive building still in the process of realization, offering a total of seven luxury apartments, this residence beckons those in search of their own Mediterranean sanctuary or those keen on investing in the allure of tourism.

### **Other available apartments for acquisition include:**

#### Ground floor

S2: 134 m<sup>2</sup>; living room with kitchen and dining room, three bedrooms, two bathrooms, loggia, terrace with a swimming pool, garden, storage room, garage space, outside parking space. PRICE: €550,000

#### 1st floor

S3: 113 m<sup>2</sup>; living room with kitchen and dining room, 2 bedrooms, 2 bathrooms, loggia, storage room, garage, outdoor parking space. PRICE: €500,000

S4: 101 m<sup>2</sup>; living room with kitchen and dining room, 2 bedrooms, 2 bathrooms, loggia, storage room, garage, outdoor parking space. PRICE: €475,000

#### 2nd floor

##### S5 – SOLD

S6: 102 m<sup>2</sup>; living room with kitchen and dining room, 2 bedrooms, 2 bathrooms, loggia, storage room, garage, outdoor parking space. PRICE: €525,000

3rd floor S7, Penthouse: 205 m<sup>2</sup>; hallway, toilet, laundry room, living room with kitchen and dining room, 3 bedrooms, wardrobe, 2 bathrooms, sauna, loggia, terrace, storage room, private garage for two cars, outdoor parking space. PRICE: €1,000,000.

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

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