

# Apartment

## Sukošan, Dalmatia



|                         |                  |
|-------------------------|------------------|
| <b>Ref</b>              | RE-LB-29512      |
| <b>Type</b>             | Apartment        |
| <b>Region</b>           | Dalmatia > Zadar |
| <b>Location</b>         | Sukošan          |
| <b>Front line</b>       | Yes              |
| <b>Sea view</b>         | Yes              |
| <b>Distance to sea</b>  | 50 m             |
| <b>Floorspace</b>       | 91 sqm           |
| <b>No. of bedrooms</b>  | 2                |
| <b>No. of bathrooms</b> | 2                |
| <b>Price</b>            | € 455 200        |

### **Luxurious apartment with swimming pool on the 1st row to the sea in Sukosan - highly demanded location in Zadar area!**

The apartment CS02 resides within an intimate residential complex comprising six units, nestled in a luxury new-build development. Positioned on the ground floor, this 91.04 m<sup>2</sup> apartment features a living room, kitchen, dining area, two bedrooms, two bathrooms, and a hallway. It boasts a generous private terrace complete with a pool and garden, along with a dedicated parking space within the building's courtyard. The apartment is fully air-conditioned, and the bathrooms are equipped with underfloor heating.

The construction showcases premium materials, including a 10 cm styrofoam façade for thermal insulation, PVC windows with triple-glazed glass, electric blinds, and mosquito nets. Anticipated completion is slated for mid-2026.

Situated in Sukošan, a charming maritime town near Zadar renowned for its marina, this locale is a veritable haven for sailing enthusiasts. The vicinity also hosts numerous picturesque coastal towns such as Bibinje, Turnje, and the historic Biograd na Moru. The bustling city center of Zadar is a mere 15 km away, while the closest airport stands just 10 km from the property.

### **Apartments available for sale:**

#### **BUILDING 1**

S001, ground floor: 47.10 m<sup>2</sup>; 1 bathroom, 1 bedroom, garden; PRICE: €211,950.

S002, ground floor: 47.02 m<sup>2</sup>; 1 bathroom, 1 bedroom, garden; PRICE: €229,000.

S003, ground floor: 58.73 m<sup>2</sup>; 1 bathroom, 1 bedroom, garden; PRICE: €249,000.

S101, 1st floor: 86.77 m<sup>2</sup>; hallway, 2 bathrooms, 3 bedrooms, loggia, balcony; PRICE: €359,000.

S102, 1st floor: 91.80 m<sup>2</sup>; 2 bathrooms, 2 bedrooms, loggia; PRICE: €369,000.

S201, penthouse, 2nd floor: 249.10 m<sup>2</sup>; hallway, entrance hall, two bathrooms, toilet, laundry room, living room with kitchen and dining room, four bedrooms, loggia, roof terrace. PRICE: €1,090,000.

#### **BUILDING 2**

S01, ground floor: 98.83 m<sup>2</sup>; 2 bathrooms, 3 bedrooms, terrace, pool, garden. PRICE: €494,150.

S02, ground floor: 91.04 m<sup>2</sup>; 2 bathrooms, 2 bedrooms, terrace, pool, garden, outdoor parking space.

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PRICE: €455,200.

S03, 1st floor: 87.42 m<sup>2</sup>; 2 bathrooms, 3 bedrooms, loggia, balcony, outdoor parking space.

PRICE: €399,000.

S04, 1st floor; 73.07 m<sup>2</sup>; 2 bathrooms, 2 bedrooms, loggia, outdoor parking space. PRICE: €339,000.

S05, penthouse, 2nd floor; 123.14 m<sup>2</sup>; 2 bathrooms, 3 bedrooms, loggia, balcony, roof terrace, outdoor parking space. PRICE: €559,000.

S06, penthouse; 2nd floor; 104.04 m<sup>2</sup>; 2 bathrooms, 2 bedrooms, loggia, roof terrace, outdoor parking space. PRICE: €489,000.

### BUILDING 3:

S01, ground floor: 114.04 m<sup>2</sup>; 2 bathrooms, 3 bedrooms, terrace, pool, garden, outdoor parking space.

PRICE: €489,000.

S02, 1st floor: 90.39 m<sup>2</sup>; 2 bathrooms, 3 bedrooms, loggia, outdoor parking space.

PRICE: €349,000.

S03, 2nd floor, penthouse; 132.32 m<sup>2</sup>; 2 bathrooms, 3 bedrooms, loggia, roof terrace, outdoor parking space. PRICE: €549,000.

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>:  
5002 €

Average price/m<sup>2</sup> of this type  
in this region:  
5277 €

Median price/m<sup>2</sup> of this type  
in this region:  
4580 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5482 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4923 €



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