

# Apartment

## Sukošan, Dalmatia



<b>Ref</b>	RE-LB-29517
<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>	123 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 559 000

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For sale is a luxurious penthouse under construction CS05, situated in an exclusive location, first row to the sea in Sukošan near Zadar.

The high-end residence is located in a smaller residential building comprising six units within a luxury new-build complex.

The penthouse, with a total usable area of 123.14 m<sup>2</sup>, is positioned on the second floor and consists of a living room, kitchen, and dining area, three bedrooms, two bathrooms, a hallway, balcony, and a spacious rooftop terrace of 93.12 m<sup>2</sup>, from which an impressive sea view can be enjoyed and accessed via a private staircase. The property also includes one parking space within the building's courtyard.

The penthouse is fully air-conditioned, and underfloor heating is installed in the bathrooms. High-quality materials have been utilized in its construction, including 10 cm styrofoam façade thermal insulation, PVC windows with triple-glazed glass, electric blinds, and mosquito nets.

The anticipated completion date for this property is mid-2026.

Sukošan is a charming maritime village near Zadar, which also boasts a marina, making it an ideal haven for nautical enthusiasts. The surrounding area includes numerous picturesque coastal towns such as Bibinje, Turnje, and the historic town of Biograd na Moru. The bustling urban center of Zadar is located 15 km away, with the nearest airport being just 10 km from the property. Its strategic location in the heart of Northern Dalmatia offers easy access to numerous islands in the Zadar archipelago and close proximity to various national parks and nature reserves. For instance, the Vransko Lake Nature Park is nearby, as is the Kornati National Park, an archipelago of impressive geography comprising 89 islands, islets, and reefs.

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>:  
4545 €

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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