

# Apartment

## Sukosan, Dalmatia



<b>Ref</b>	RE-LB-IRO2046
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Sukosan
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	86 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 359 000

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## Sukošan, Dalmatia



Discover unparalleled luxury living in a brand-new contemporary complex situated in the prime locale of Sukošan, famous by its 5 star yachting marina!

Elevated on the first floor of the building, this exquisite apartment boasts a net area of 86.77 square meters. Comprising a hallway, three bedrooms, two bathrooms, a kitchen with dining area, a spacious living room, a loggia, and a balcony, it epitomizes modern elegance. Revel in breathtaking sea views from the comfort of your own home.

Nestled in the prestigious environs of Sukošan, this elegant complex comprises three buildings housing a total of 15 apartments, offering a lifestyle of sophistication and convenience.

Sukošan, renowned for its enchanting ambiance, strikes a harmonious balance between seaside serenity and access to essential amenities. Its expansive marina, one of the largest in the Adriatic, draws sailors from around the globe.

With expansive terraces boasting panoramic sea vistas and interiors exuding opulence and comfort, these apartments redefine coastal luxury. A shared swimming pool within the complex enhances the feeling of luxury and relaxation, while an elevator ensures convenience. Ground-floor apartments enjoy the added luxury of private pools and gardens.

Crafted with meticulous attention to detail, the construction features concrete walls, brick thermal blocks, and 10 cm thermal insulation adorning the facade. The interiors blend tiles and parquet flooring, complemented by PVC windows featuring triple-layer glass, electric blinds, and mosquito nets. Comfort is paramount, with air conditioning in bedrooms and living areas, supplemented by underfloor heating in bathrooms.

For added convenience, garage parking spaces are available for purchase at an additional cost.

Anticipated completion and occupancy are slated for spring 2026.

Operated by a VAT-registered company, the purchase of these residences exempts the buyer from real estate sales tax, further enhancing their appeal as an exceptional investment opportunity.

### **Apartments available for sale in the complex:**

#### 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.

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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.

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.

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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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Price per m<sup>2</sup>:  
4174 €

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:  
5464 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4963 €

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