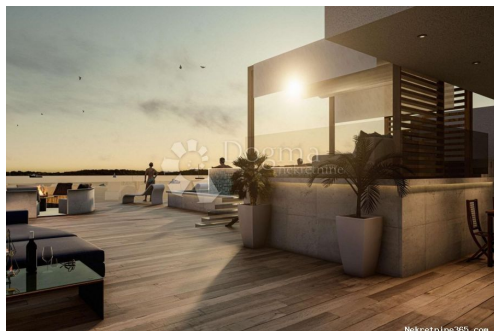


## SAMO ZA LJUBITELJE HEDONIZMA, Zadar - Okolica, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	SAMO ZA LJUBITELJE HEDONIZMA
Property for:	Sale
Property area:	234 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	4
Bathrooms:	3
Garden area:	177 m <sup>2</sup>
Terrace area:	45 m <sup>2</sup>
Price:	1,200,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2022/2023

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar - Okolica
City area:	Kožino
ZIP code:	23000

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
--------------------	----

### Parking

Garage:	yes
Number of parking spaces:	3

## Description

Description:

Luxury apartment FOR SALE - KOŽINO - 234.64 m<sup>2</sup> (actual area 513.47 m<sup>2</sup>)  
The building is well equipped and luxurious, all installed materials, floor and wall coverings are of the highest standards: - sound and thermal insulation - facade insulation 10 cm - roof insulation 15 cm - inter-floor and inter-apartment insulation 4-6 cm EPS - security doors in all apartments - fire doors (30-60 minutes) - Class I parquet (three-layer, single-lamella or multi-lamella oak) - Class I ceramics, non-slip (floor) - quality bathroom equipment - walk-in shower cabins - heating and cooling system - floor heating - water heat pump - bathrooms - electric underfloor heating - air conditioning unit - smart-home system - the ground floor has a private garden with a swimming pool and jacuzzi - roof terraces with swimming pools; jacuzzi as desired - complete connection for jacuzzis - ALU carpentry with three-layer glass, mosquito nets - automatic raising of blinds/blinds - stuffed room doors with hidden seals and magnetic locks - fire alarm in all rooms - glass fences - elevator from the underground garage to the roof terrace to each apartment with a special key - reinforced concrete building without bricks with room dividers made of Knauf - parking in the underground garage - separate storage rooms It consists of a ground floor, first and second floors and a roof terrace. Each apartment has 3 garage spaces. Apartment 1 - ground floor - 234.64 m<sup>2</sup> (actual area 513.47 m<sup>2</sup>): with a pool of 2.28 m<sup>2</sup> uncovered part and 4.29 m<sup>2</sup> covered part, a garden of 17.70 m<sup>2</sup>. The apartment consists of: entrance, living room with kitchen and dining room, laundry room/pantry, hall, 3 bedrooms, 2 bathrooms, 2 toilets, wardrobe, sauna, covered and uncovered terraces. Two villas with a view across the small town of Kožina to the neighboring islands. Each of the villas has four residential units - one on the ground floor, two on the first floor and one apartment on the second floor. The flora that stretches from the ground floor all the way to the roof terrace of the penthouse gives a special atmosphere, especially on warm summer evenings, while the balcony wings with movable ribs in imitation of wood allow the tenants to constantly ventilate the space and protect them from the sun. Contact: Gizela Mihaljević: 00385 99 805 6299  
gizela.mihaljevic@dogma-nekretnine.com Aurelija Šemiga: 00385 99 547 2989  
aurelija.semigadogma-nekretnine.com ID CODE: DA589

## Additional contact info

Reference Number: 436171  
Agency ref id: DA589