

## SV. FILIP I JAKOV - LUKSUZAN STAN S2 U PRIZEMLJU, Sveti Filip I Jakov, 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:	SV. FILIP I JAKOV - LUKSUZAN STAN S2 U PRIZEMLJU
Property for:	Sale
Property area:	70 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Garden area:	22 m <sup>2</sup>
Terrace area:	15 m <sup>2</sup>
Price:	230,100.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2023-2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Sveti Filip I Jakov
City area:	Sveti Filip i Jakov
ZIP code:	23207



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
-----------	-----

### Parking

Number of parking spaces:	1
---------------------------	---

### Description

Description:	SV. FILIP I JAKOV - LUXURIOUS APARTMENT S2 ON THE GROUND
--------------	--

**FLOOR OF THE BUILDING** In a quiet location in St. Philip and Jacob, a building with a total of 12 residential units is being constructed, providing a perfect blend of peace and comfort. Here, a tranquil life intertwines with contemporary luxury. Apartment S2 is located on the ground floor and consists of an entrance area, a living room and kitchen, a bedroom, a bathroom, a large covered terrace with an area of 15.96 m<sup>2</sup>, and a smaller covered terrace accessible from the bedroom with an area of 2.35 m<sup>2</sup>. The apartment includes a private garden of 22 m<sup>2</sup> and one parking space next to the building. The internal living area of the apartment is 52.46 m<sup>2</sup>, and the net sales area is 70.80 m<sup>2</sup>. Additionally, there is the possibility to purchase additional storage space behind the building. The building is constructed according to all modern construction standards. Noteworthy features include: Elevator PVC windows with triple glazing and electric aluminum shutters, insect screens The building will be connected to the city water supply and sewage system The building is constructed with brick blocks + 10 cm Styrofoam insulation Electric underfloor heating in the bathroom Heating and cooling through air conditioning units Intercom Floor coverings: high-quality ceramic tiles in the kitchen and living room, bathroom, toilet, and hallway. In the early stages of construction, the choice of floor coverings is negotiable with the investor. The rooftop terrace will have connections for electricity and water Expected energy efficiency class A Expected completion of the works by 12/2024. This apartment is not just a home but also an investment in the quality of life. Fulfill your dreams of a family home or a tourist oasis in the heart of Dalmatia. St. Philip and Jacob offer the perfect blend of tranquility and proximity to urban amenities. Zadar is reachable in half an hour, and Zadar Airport in just 25 minutes. The building is located near all amenities: shops, cafes, restaurants, only 800 meters from the sea... For any additional information or to schedule a viewing, feel free to contact me at +385 91 9077 396. Contact: Vedrana Bašić Mobile: +385 91 9077 396 Email: vedrana.basic@dogma-nekretnine.com ID CODE: DA100061929

## Additional contact info

Reference Number: 554399  
Agency ref id: DA100061929