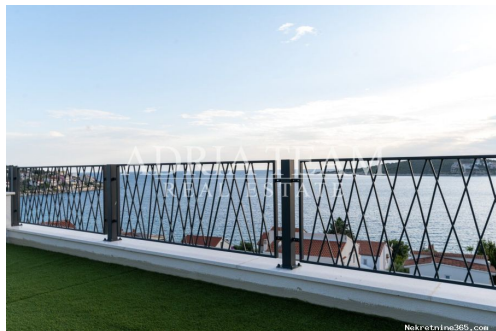


## APARTMANI U KOMPLEKSU STAMBENIH ZGRADA, NOVOGRADNJA - SEVID, Marina, Flat



### Seller Info

Name: Adria Team  
First Name: Adria  
Last Name: Team  
Company Name: Adria Team Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://adriateam.com>  
Country: Croatia  
Region: Zadarska županija  
City: Zadar  
ZIP code: 23000  
Address: Matije Gubca 40  
Mobile: 00385992988355  
Phone: 0038523335880  
About us: Pratimo Vas u cijelom postupku kupoprodaje nekretnine i vodimo brigu o svim bitnim detaljima umjesto Vas. Nudimo Vam široki spektar usluga i pružamo kompletan pravni servis, od provjere dokumentacije vezane uz određenu nekretninu, Ugovora o kupoprodaji sa prijevodom na/sa jezika prodavatelja i kupca ako se radi o strancima (češki, slovački , po potrebi i na druge jezike) pa sve do uknjižbe prava vlasništva i promjene posjedovnog stanja, kao i predaje porezne prijave u poreznu upravu.

Za klijente koji žele u Hrvatskoj investirati nudimo prezentaciju investicijskih projekata, pravno te financijsko savjetovanje.

Suradujemo s odvjetnicima, javnim bilježnicima, geodetima, projektantima, građevinarima te sa svim ostalim stručnjacima

vezanim za gradnju i promet  
nekretninama.

Upisani smo u Registar  
posrednika u prometu  
nekretnina pri HGK u RH te  
smo potpisnici Kodeksa etike u  
poslovanju posrednika u  
prometu nekretnina.

Reg No.: 38/2017

## Listing details

### Common

Title:	APARTMANI U KOMPLEKSU STAMBENIH ZGRADA, NOVOGRADNJA - SEVID
Property for:	Sale
Property area:	64.32 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	285,000.00 €
Updated:	Jan 22, 2024

### Condition

Newbuild:	yes
Built:	2022
Condition:	Under construction

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Marina
City area:	Sevid
ZIP code:	21222

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Infrastructure:	Water
Energy efficiency:	In preparation

## Parking

Number of parking spaces: 15

## Description

Description:

APARTMENTS for sale under construction in Sevid. The complex consists of 3 buildings extending to the ground floor, 1st and 2nd floor. Two buildings have 3 residential units, while one has 6. It is positioned on a quiet peninsula, surrounded by clear sea, not far from the daily crowds and noise of urban areas. From the terraces of all apartments there is a beautiful sea view, and the buildings are only 100 m away from the beach. **PROPERTY DESCRIPTION: BUILDING A**  
**GROUND FLOOR - S1** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, 2 covered terraces, garden) - 76.72 m<sup>2</sup> - 325000 EUR - **SOLD!** **S2** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, 2 covered terraces, garden) - 83.08 m<sup>2</sup> - 320000 EUR - **SOLD!** **FIRST FLOOR - S3** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, 2 covered terraces) - 72.28 m<sup>2</sup> - 305000 EUR - **SOLD!** **S4** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, 2 covered terraces) - 72.28 m<sup>2</sup> - 280000 EUR - **SOLD!** **SECOND FLOOR- S5** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, 2 covered terraces, roof terrace) - 94.26 m<sup>2</sup> - 350000 EUR - **SOLD!** **S6** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, 2 covered terraces, roof terrace) - 94.26 m<sup>2</sup> - 350000 EUR **SOLD!**  
**BUILDING B GROUND FLOOR - S1** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, covered terrace, garden) - 75.82 m<sup>2</sup> - 305000 EUR **FIRST FLOOR - S2** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, covered terrace) - 64.32 m<sup>2</sup> - 285000 EUR **SECOND FLOOR - S3** (hallway, 2 bedrooms, bathroom, living room + kitchen + dining room, covered terrace, roof terrace) - 81.34 m<sup>2</sup> - 355000 EUR **BUILDING C GROUND FLOOR - S1** (hallway, 3 bathrooms, 3 bedrooms, living room + kitchen + dining room, covered and uncovered terrace) - 136.02 m<sup>2</sup> - 435000 EUR **FIRST FLOOR - S2** (hallway, toilet, 3 bedrooms, 3 bathrooms, living room + kitchen + dining room, 3 covered terraces) - 129.75 m<sup>2</sup> - 455000 EUR **SECOND FLOOR - S3** (hallway, toilet, 3 bedrooms, 3 bathrooms, living room + kitchen + dining room, 3 covered terraces) - 129.75 m<sup>2</sup> - 475000 EUR  
The complex of buildings is enriched with common contents: - paved yard with a rectangular heated pool of 100 m<sup>2</sup> next to the relaxation area with deck chairs; - sauna and room for exercise and recreation; - 2 large wooden pergolas with blinds; - barbecue, fireplace, bread oven, which can be later supplemented with pantry and refrigerator; - sold furnished **ACCORDING TO THE CONDOMINIUM 1/12 OF THE FLOOR BELONGS TO ALL FUTURE CO-OWNERS OF THE APARTMENTS (MAIN BUILDING BASEMENT + OUTDOOR SPACE), WHICH MEANS THAT EVERYONE CAN EQUALLY USE OUTDOOR PART WITH HEATED SALTWATER POOL OF 120 M<sup>2</sup>, AREA WITH DECK CHAIRS, PERGOLAS, TWO BARBECUES, SAUNA AND ROOM FOR REST AND MASSAGE IN THE BASEMENT OF THE MAIN BUILDING.** The future buyer undertakes to pay the amount for the

maintenance of the outdoor rooms and the pool, which will be regulated by a separate agreement, but the amount will not exceed 1,500.00€ per year. The stated amount includes electricity consumption in common areas, water consumption in common areas and pool, maintenance of cleanliness and correctness of all equipment in common areas and wage of employees who will perform all the above activities. The apartments are available to move-in from September 1st 2023, possibly earlier on request. For all additional information and agreement on the date of the tour, feel free to contact us at any time with confidence. Custom ID: 22-183N Energy class: U izradi

### Additional contact info

Reference Number: 562201  
Agency ref id: 22-183N