

## Apartment PRODAJA Pakoštane 70 m2 prizemlje A, Pakoštane, Flat



### Seller Info

Name: Estera nekretnine  
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Company Name: Estera nekretnine  
Service Type: Selling and renting  
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About us: Foundation of the Estera ulaganja d.o.o. company resulted from the need to support numerous citizens in obtaining loans, either cash or housing loans. Our assistance in obtaining housing loans (for buying or renovation) includes good knowledge of documentation related to buying and selling properties (there is much reason in saying "If a bank checked the property, it must be free and clear of encumbrance") as well as the entire process in connection with selling or buying property. More than once our clients who inquired their credit standing before buying asked us questions (What should I do if I am buying on credit?), they ask recommendation for buying (It is worth buying?, Does the documentation meet loan

requirements?) or selling (What is the market price? How to clear encumbrances or restrictions on title deeds?). This inevitably leads to the conclusion that it makes sense in offering our services on the property market since our interests are compatible and entire buying and selling process is quite often connected to a loan. We can offer our service all over Croatia. Company's head office is in Zagreb, Nemčićeva ulica 10, while branch offices are in Varaždin, Kukuljevićeva ulica 17 and Osijek, Zrinjevac 10a. We have been actively seeking premises for our office in Zadar, which would be sufficient for the first phase of our activity and development of our agency. We do hope that you will recognize our enthusiasm and qualifications for the services we offer and that we will reach the goal through mutual cooperation.

## Listing details

### Common

Title:	Apartman PRODAJA Pakoštane 70 m2 prizemlje A
Property for:	Sale
Property area:	69.85 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	245,000.00 €
Updated:	Feb 05, 2024

### Orientation

Orientation:	West
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## Condition

Built: 2023  
Condition: Under construction

## Location

Country: Croatia  
State/Region/Province: Zadarska županija  
City: Pakoštane  
City area: Pakoštane  
ZIP code: 23211

## Permits

Building permit: yes  
Location permit: yes



## Additional information

Infrastructure: Sewage, Electricity  
Energy efficiency: In preparation

## Heating

Heating type: air-conditioner

## Description

Description: Apartman PRODAJA, Pakoštane. U samom središtu Jadranske obale i jedinstvenom položaju između obale i Vranskog jezera grade se četiri stambena objekta na pješačkoj udaljenosti od plaže od 120 m. Ukupno je u prodaji 24 apartmana (6 po objektu), raspoređenih u četiri zgrade oznaka A, B, C i D. Zgrade su zapadno orijentirane. Apartmani su raspoređeni su na 3 etaže (prizemlje, prvi kat i drugi kat), uz iskoristivu krovnu terasu koja se prodaje odvojeno: - u objektima A i B cijena terase je 123.500 eura. - u objektima C i D cijena terase je 154.500 eura. Apartman S1A u prizemlju objekta A sastoji se od prostranog dnevnog prostora površine 27,25 m<sup>2</sup> (kuhinja, blagovaonica i dnevni boravak) dvije spavaće sobe površina 13,95 m<sup>2</sup> i 11,95 m<sup>2</sup>, kupaonice površine 6,15 m<sup>2</sup> i terase površine 9,7 m<sup>2</sup> (x 0,50= 4,85 m<sup>2</sup> prodajne površine). Sveukupno prodajne površine 69,85 m<sup>2</sup>. Svi apartmani će biti opremljeni klima uređajima u obje spavaće sobe i dnevnom prostoru. U kupaonici će biti postavljeno električno podno grijanje, a podne obloge će biti izvedene laminat parketom ili keramičkim pločicama. PVC stolarija će biti troslojna, a vanjska izolacija će biti od 10 cm kamene vune. Rasvjeta i sanitarije nisu uključeni u cijenu. Svaki objekt ima jednu etažu garaže gdje je moguće kupiti garažno mjesto, ostavu ili zatvoreni parking. U

ponudi su također i vanjska parkirna mjesta. Cijena parkirnih mjesta: - Garažno parkirno mjesto je 1.700 eura / m2 - Zatvoreno parkirno mjesto 1.300 eura / m2 - Vanjsko parkirno mjesto 900 eura / m2 - Ostava 1.100 eura / m2 KUPNJA DIREKTNO OD INVESTITORA, BEZ PLAĆANJA POREZA NA PROMET NEKRETNINAMA!!! Način plaćanja je 50% prilikom rezervacije a ostatak prilikom useljenja. Predviđeni završetak grubih građevinskih radova je u 12. mjesecu 2023 godine a useljenje do 01.07.2024 godine. Za više informacija i dogovor oko pregleda nekretnine molimo nazvati na: +385919381007 Vedran (WA/Viber available)

### Additional contact info

Reference Number: 566590  
Agency ref id: 1072