

## ZADAR, SUKOŠAN, 3s+db stan penthouse u vrhunskoj novogradnji s pogledom na more, Sukošan, Flat



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ZADAR, SUKOŠAN, 3s+db stan penthouse u vrhunskoj novogradnji s pogledom na more
Property for:	Sale
Property area:	132 m <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Balcony area:	21 m <sup>2</sup>
Terrace area:	99 m <sup>2</sup>
Price:	423,272.00 €
Updated:	Jul 13, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Sukošan
City area:	Sukošan
ZIP code:	23206



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	1
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### Description

## Description:

ZADAR SUKOŠAN, 3 bedroom + bathroom penthouse apartment with a roof terrace in a superb new building from a well-known investor. We are selling this top-class apartment S-6 penthouse, (Building A) located on the second floor of a new residential building with six residential units. The apartment is basically a three-room apartment with a living room with a total living area of 132.27 m<sup>2</sup>. It consists of an entrance hall, a living room with a kitchen and a dining room, with access to a balcony-terrace, three bedrooms, two bathrooms, a laundry room and a storage room. The balcony staircase leads to the roof terrace of 100 m<sup>2</sup>, which can be further arranged and used according to the customer's needs. The owned apartment has one outdoor parking space. There is a possibility to purchase a garage parking space and a storage room. The apartments will be sold in the turnkey phase, while the planned period of construction and occupancy is expected in the first quarter of 2025. Options when buying an apartment: 1. Apartment reservation during construction, pre-sales agreement, payment of 20% when signing the pre-agreement, the rest when the apartment is ready to move in with the handover of the keys. 2. Purchase during construction in 5 equal installments with a 10% discount, the last installment is paid immediately before moving in. 3. Purchase during construction, payment of 80% of the price of the apartment upon signing the preliminary contract with a 20% discount, the remaining amount is paid immediately before moving in. An exceptional and peaceful location only 100 meters from the sea, beaches and surrounding facilities. Excellent price-quality ratio and the location itself give this property an advantage. An opportunity not to be missed. All 3 buildings were built using a quality construction system and consist of an anti-seismic reinforced concrete structure. Internal walls and ceilings are made with finely smooth surfaces with millimeter tolerance. The external walls are well insulated with 10 cm of thermal insulation, and contain, in addition to classic plaster, water-repellent finishing plaster in color. All buildings have an A+ energy certificate. All apartments are equipped with high-quality PVC windows and doors with electric ALU blinds and roller mosquito nets. The external carpentry is installed in accordance with the RAL system and insulated, and gas-filled ISO glass is installed. Each apartment has a separate water and electricity connection with sufficient power according to the area of the apartment. The electrical installations are made according to the highest standard, and contain a modern series of switches and sockets manufactured by TEM Modul. Internal and external lighting is solved with LED technology. Each apartment has the possibility of connecting its own telephone and Internet connection, but it can also use a common Internet connection. Each building has video surveillance, and apartment owners get access. Heating and cooling is solved using high-quality air conditioners separately in each apartment. Hot water is heated using its own water heater in each apartment. Sanitary facilities and sanitary equipment are installed from renowned European manufacturers, and are ready for use. The apartments are not equipped with furniture except sanitary ware and sanitary equipment in the bathrooms. High quality porcelain ceramic tiles are installed in the bathrooms. The floors in each apartment are equipped with high-quality porcelain ceramic tiles, and the floors in the rooms are equipped with a water-repellent material similar to

wood imitation laminate. Penthouse apartments in building A and C are additionally equipped with underfloor heating in the entire apartment, which is powered by a heat pump. Hot water is heated using solar systems on the roof and an electric boiler. The floors are completely equipped with porcelain ceramic tiles in the rooms as well. Each penthouse apartment has its own exit to the roof terrace, which can be used for private purposes. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27658

### Additional contact info

Reference Number: 569190  
Agency ref id: 27658