

## LUKSUZ U 1. REDU DO MORA - PRIVLAKA - 2S+DB - S7, Privlaka, 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>  
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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:	LUKSUZ U 1. REDU DO MORA - PRIVLAKA - 2S+DB - S7
Property for:	Sale
Property area:	74 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	454,000.00 €
Updated:	May 22, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Privlaka
City area:	Privlaka
ZIP code:	23233



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	1
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### Description

Description:	<p>LUXURY NEW BUILDING IN THE 1ST ROW TO THE SEA IN PRIVLAKA! We present to you a new luxury new building project in a famous tourist destination - Privlaci, near Zadar. This place is known for its many coves and sandy beaches, which makes this charming Dalmatian settlement ideal for a family vacation. In addition, due to its shallow sea, the swimming season in this place is</p>
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longer than in most other destinations on the Adriatic Sea. However, the location where this new building is located is a world unto itself. The building is located in the 1st row to the sea on the western side of Privlaka and is located next to a beautiful 8 km long coastal promenade. All apartments will offer an extraordinary panoramic view of the sea, the islands and the enchanting sunset, which is a truly special experience in this location. also, it is a quiet location that is surrounded by modern and luxurious new buildings, which really raises the profile of this part of Privlaka. There are three things, along with many others, that we would like to emphasize, namely: LOCATION, LOCATION AND LOCATION! The project of two residential buildings, each with a total of 9 residential units distributed over a total of 3 floors, is located in the 1st row to the sea and in the immediate vicinity of the center of the town and all facilities needed for a complete stay or vacation. also, there are several beautiful beaches nearby that this place offers. FLAT S7 - 1st floor - Building 1 - 74.14m2 Apartment S7 is located on the 1st floor of a building that consists of a total of 9 apartments spread over a total of 3 floors. The total net area is 74.14 m2, while the gross area is 86.00 m2. It has a south-western orientation. It consists of a spacious open plan kitchen, dining room, and living room (27.65m2), two bedrooms (11.76m2 and 11.78m2), hallway (5.37m2), two fully equipped bathrooms (5.22m2 and 4, 28m2) and a loggia (7.44m2) from which there are views of the sea and islands that could not leave anyone indifferent. In addition, the apartment also has one parking space. During the construction, extremely high-quality materials from renowned manufacturers and contractors are used, and the apartments are equipped with top-quality equipment, of which we highlight: - Reinforced concrete construction - 12 cm thick stripor thermal insulation - Superior ALU three-layer joinery with blackout curtains - Substrates made of first-class high-profile ceramics (120cmx80cm) - Floor heating in bathrooms and living room - Air conditioners in all rooms - And more... The planned completion of the works is scheduled for the end of 2024. THE BUYER DOES NOT PAY TAX ON REAL ESTATE TRADE! Contact us to give you more information and arrange a viewing of the property: FILIP LUŠTICA Licensed real estate agent 095/544-2160 [filip.lustica@dogma-nekretnine.com](mailto:filip.lustica@dogma-nekretnine.com) JAKOV'S BOX Licensed real estate agent 095/893-8595 [jakov.kutija@dogma-nekretnine.com](mailto:jakov.kutija@dogma-nekretnine.com) Note: if you have seen a lower price somewhere, the same applies here. ID CODE: DA100062845

## Additional contact info

Reference Number: 610079  
Agency ref id: DA100062845