

## ZADAR, VIDIKOVAC - PRILIKA! Atraktivan stan novogradnja (S4), Zadar, Flat



### Seller Info

Name:	Agencija Dux nekretnine
E-mail:	info@dux-nekretnine.hr
First Name:	Agencija
Last Name:	Dux nekretnine
Company Name:	DUX NEKRETNINE d.o.o.
Service Type:	Selling and renting
Country:	Croatia
Region:	Primorsko-goranska županija
City:	Rijeka
ZIP code:	51000
Address:	Tizianova 8
Mobile:	385 91 480 8808
Phone:	385 51 518 174
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, VIDIKOVAC - PRILIKA! Atraktivan stan novogradnja (S4)
Property for:	Sale
Property area:	64 m <sup>2</sup>
Bedrooms:	2
Bathrooms:	1
Price:	190,500.00 €
Updated:	Jun 11, 2024

### Condition

Newbuild:	yes
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### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar
City area:	Vidikovac
ZIP code:	23000

### Permits

Building permit:	yes
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### Additional information

Elevator:	yes
Energy efficiency:	A

### Parking

Garage:	yes
Number of parking spaces:	2

### Description

Description:	ZADAR, VIDIKOVAC - OPPORTUNITY! Attractive new-build apartment (S4)
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1ST FLOOR - Apartment S4 consists of a bedroom, hallway, bathroom, living room with kitchen and dining room with access to the loggia. The apartment also has a storage room in the basement of the building (7.53 m<sup>2</sup>), and two parking spaces are also available. One parking space is in the underground garage (13.75 m<sup>2</sup>), and the other is an outdoor parking space (13.75 m<sup>2</sup>) in the garden of the building. The internal living area of the apartment is 46.49 m<sup>2</sup>, and the total calculated useful net area of the apartment is 64.58 m<sup>2</sup>. BUILDING

EQUIPMENT: In the construction of this project, the highest quality materials will be used, which will be installed according to the highest construction standards: - Underground garage with parking spaces for tenants - LIFT from the underground garage to the apartments - Reinforced concrete structure covered with Knauf panels - Ventilating facade of the building with cladding of stone wool (10 cm) - Three-layer PVC carpentry with electric shutters and mosquito nets - Storerooms for tenants in the basement The building will have energy certificate A.

APARTMENT EQUIPMENT: Underfloor heating will be installed in the living room and bathroom Heating and cooling rooms with inverter air conditioners Top quality parquet in the living room and bedrooms Ceramic tiles and sanitary ware of the highest quality PVC joinery with three-layer glass, electric blinds and mosquito nets The entrance door is fireproof and burglarproof Video intercom The lookout is a part of the city that provides all the necessary facilities for everyday life, but also peace and carefree and a safer childhood for you and your children. The city of Zadar is a wonderful town on the Adriatic coast that has over 150 sunny days a year and can boast of a rich history as well as a high level of safety for its citizens. This type of real estate is certainly a profitable investment for both tourist rental and family life. The project started in 2024, and construction and occupancy is expected by the end of 2025. The distance of this property from the sea is only 1.8 km. The center of Zadar is 2.5 km away. The building is connected to the complete infrastructure. Apartments are built and sold by a legal entity, and when purchasing this property, the buyer does not pay real estate sales tax. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26948

## Additional contact info

Reference Number: 615976

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