

## PETRČANE - S3 LUKSUZAN STAN S VRTOM I BAZENOM, Zadar - Okolica, Flat



### Seller Info

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Service Type: Selling and renting  
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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:	PETRČANE - S3 LUKSUZAN STAN S VRTOM I BAZENOM
Property for:	Sale
Property area:	90 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Garden area:	80 m <sup>2</sup>
Price:	602,000.00 €
Updated:	Jul 11, 2024

### Condition

Newbuild:	yes
Built:	2023-2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar - Okolica
City area:	Petrčane
ZIP code:	23000

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Elevator:	yes
Energy efficiency:	In preparation

### Parking

Number of parking spaces:	2
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## Description

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**\*\*PETRČANE - LUXURY NEW BUILDING WITH SEA VIEW JUST 100M FROM THE BEACH\*\*** **\*\*Available exclusively through Dogma Real Estate!\*\*** A small residential building constructed between 2023 and 2024 consists of only four luxury apartments. It is situated approximately 100m from the sea and a pebble beach. Apartment S3 is a duplex unit comprising a ground floor and first floor, with a large garden and pool on the ground floor. The building is equipped with two elevators; the elevator in this part of the building runs from the basement to the rooftop terrace. On the lower side of the building, there is a pedestrian ramp with access to the basement. Apartment S3's basement includes a storage room with a pool equipment area measuring 18.30 m<sup>2</sup>. An internal staircase or elevator leads to the first floor where the main entrance to the apartment is located. The first floor features a living room of 21.62 m<sup>2</sup> with large sliding glass doors and sea views, one bedroom, a toilet, and an entrance hallway. An internal staircase from the living room leads to the ground floor where there is a large kitchen and dining area of 22.81 m<sup>2</sup>, one bedroom, a bathroom, and a small storage room. The ground floor provides access to a garden with a pool measuring approximately 80 m<sup>2</sup>. The garden will be fenced and landscaped in Mediterranean style with olive trees and Mediterranean plants. The apartment includes two parking spaces with electric car chargers. **\*\*BUILDING FEATURES:\*\*** - The basement is made of reinforced concrete, and part of the building belonging to apartment S1; the rest is brick block, with double plasterboard walls and stone wool insulation. - 2 elevators; this apartment uses an elevator running from the basement to the rooftop terrace. - Floor coverings: high-quality tiles in all rooms except bedrooms, where high-quality vinyl will be installed. - Electric underfloor heating in all rooms except bedrooms; bathrooms have separate electric heating. - The kitchen, living room, and each bedroom will have its own air conditioning unit; this apartment will also have air conditioning in the basement in the billiards room. - High-quality PVC windows with double glazing and electric blinds. - An iron railing will be installed on the internal staircase. - Rooftop terraces will have pergolas, as will ground floors with gardens. - The building will have a solar power system; each apartment will have its own unit and batteries of 8 - 10 kW. - The internal staircase will be clad in stone, as will window sills and the rooftop terrace. - Thermal insulation: 8 cm Styrofoam; the building is lined with plasterboard panels on the interior. - Each apartment has a storage room in the basement and space allocated for solar power system batteries; the basement is partly above ground level and has windows. Construction is expected to be completed by late 2024, with occupancy planned shortly thereafter. **\*\*LOCATION:\*\*** Petrčane - A heavenly spot near Zadar, easily accessible and ideal for a holiday! A picturesque village located just 12 km northwest of Zadar, offering an irresistible combination of proximity to urban amenities and untouched nature. Only a 10-minute drive from Zadar, it provides quick access to all the city's attractions and facilities. Petrčane is well-connected by transport; the highway is 35 km away, and Zadar Airport is 22 km away. Financing available for EU citizens. Agency number one in Croatia for over 23 years. This is an opportunity not to be missed! Your new address of luxury

living awaits you! For more information and viewings, please contact me at:  
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### Additional contact info

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