

## Zadar, Privlaka moderna kuća s bazenom 110 m od mora, Privlaka, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Zadar, Privlaka moderna kuća s bazenom 110 m od mora
Property for:	Sale
House type:	detached
Property area:	128 m <sup>2</sup>
Lot Size:	248 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	5
Price:	850,000.00 €
Updated:	Nov 20, 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

### Additional information

Energy efficiency:	A
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## Parking

Garage:	yes
Number of parking spaces:	3

## Description

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Zadar, Privlaka modern house with swimming pool 110 m from the sea Privlaka is a picturesque village located on a peninsula in Zadar County. This small place is known for its natural beauty, long sandy beaches, clear sea and rich cultural heritage. Buying a house in Privlaka can be a great opportunity for those looking for a peaceful life by the sea, but with easily accessible city amenities and services. Kaiser Immobilien presents you a detached modern house, newly built. The house is ideal for those looking for a luxurious and modern living space. This property is located only 110 meters from the sea, which allows you to enjoy the view and quick access to the beach. It is located on a plot of land measuring 401m<sup>2</sup>. The house consists of a ground floor and an upper floor with a total of 128 m<sup>2</sup>. The ground floor consists of a hallway that leads to an open space living room, a bright and airy space with lots of natural light. Kitchen and dining room as part of an open space with enough space for a large table for family meals. The dining room has a direct exit to the covered terrace, which allows access to the 25 m<sup>2</sup> heated pool for quick relaxation and enjoyment. On the ground floor there is also a garage, a laundry room and a bathroom. Stairs from the ground floor lead to the second floor where there are four bedrooms, each with its own bathroom. Such distribution enables maximum privacy for all household members or guests. Two rooms have access to a covered terrace with a beautiful view of the sea. In the yard there are 2 outdoor parking spaces and one parking space in the garage, which ensures enough space for parking vehicles. The yard is equipped with a barbecue, ideal for enjoying outdoor gatherings. The construction is made of brick thermal block with additional thermal insulation of the facade of 10 cm styrofoam, which ensures excellent energy efficiency and low heating costs. The windows are PVC with three-layer glass and equipped with mosquito nets, providing excellent insulation and protection against insects. The house has underfloor electric heating installed via heating cables embedded in the screeds, which ensures pleasant and even heat in all rooms. In addition, there are air conditioners in the living room and all rooms, which enable additional heating and cooling throughout the year. The floors are covered with ceramic tiles and laminate, which provide a modern and practical combination for maintenance and aesthetics. The house has an anti-burglary front door, which provides additional security and peace of mind. The house is unfurnished, which allows the new owners to decorate it according to their own taste and needs. With modern architecture and high quality construction, this property provides the perfect opportunity to create your dream home. The house is located only 1 km from the center of Privlaka, which gives you quick access to all necessary services. In the immediate vicinity there is a clinic, a pharmacy, various shops for everyday shopping and various restaurants for pleasant socializing. Proximity to amenities: Privlaka-Nin: 5 km Privlaka-Zadar:

20 km Privlaka- Zadar Airport: 32 km Distance to major cities: Privlaka-Ljubljana:  
358 km Privlaka-Budapest: 640 km Privlaka- Munich: 764 km Privlaka- Vienna:  
651 km Privlaka-Prague: 925 km The commission of the agency for the buyer is  
3% + VAT and is paid in the case of real estate purchase, at the conclusion of the  
first legal deed. ID CODE: 128-2 For more detailed information, please contact:  
Nina Fabijan Tel: +385 955046197 E-mail: [nina@kaiser-immobilien.hr](mailto:nina@kaiser-immobilien.hr) ID CODE:  
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### Additional contact info

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