

## Sukošan - penthouse 87m2, 100m do mora, pogled more, Sukošan, Flat



### Seller Info

Name:	Kaiser Immobilien
First Name:	Kaiser
Last Name:	Immobilien
Company Name:	Kaiser Immobilien d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://kaiser-immobilien.hr/">https://kaiser-immobilien.hr/</a>
Country:	Croatia
Region:	Primorsko-goranska županija
City:	Opatija
ZIP code:	51410
Address:	Maršala Tita 97
Mobile:	00385992140008
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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 Silvija 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:	Sukošan - penthouse 87m2, 100m do mora, pogled more
Property for:	Sale
Property area:	86 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Balcony area:	15 m <sup>2</sup>
Terrace area:	68 m <sup>2</sup>
Price:	277,000.00 €
Updated:	Oct 05, 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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### Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description:

Kaiser Immobilien mediates the sale of a luxury penthouse apartment in a new building, in Sukošan, 10 km southeast of Zadar. The buildings are located only 100m from the sea, and a 2-minute walk to the beaches and all important amenities. Penthouse apartment with a total area of 86.51 m<sup>2</sup> consists of an entrance area, a hallway, an open-concept living area of 28.41 m<sup>2</sup> that includes a living room, kitchen and dining room, bedrooms and bathrooms. From the living room there is a covered loggia with an area of 15.99 m<sup>2</sup>, and a staircase leads to the roof terrace with an area of 68.34 m<sup>2</sup>, an ideal place to enjoy summer evenings and stargazing, which can be used for private purposes. The southern orientation of the apartment guarantees long-term sunshine and natural lighting of the apartment. The buildings were built using a quality construction system and consist of an earthquake-resistant 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. The apartment is equipped with high-quality PVC windows and doors with electric ALU blinds and mosquito nets. The external carpentry is installed in accordance with the RAL system and insulated, and gas-filled ISO glass is installed. The apartment has a separate water and electricity connection with enough 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. The apartment has the possibility of connecting its own telephone and Internet connection, but it can also use a shared Internet connection, the building also has video surveillance. The penthouse is equipped with underfloor heating in the entire apartment, with the help of a heat pump, and it is also air-conditioned. Hot water is heated using solar systems on the roof and an electric boiler. The apartments are not equipped with furniture, except for sanitary ware and sanitary equipment in the bathrooms from renowned European manufacturers, and it is ready for use. High quality porcelain ceramic tiles are installed in the bathrooms. The floors in the entire apartment are equipped with high-quality porcelain ceramic tiles. The apartment also has a parking space, and it is possible to get a garage parking space and a basement space for an additional charge. Ready to move in at the beginning of 2025. 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 105-201 Additional information: Options when buying an apartment: 1. Apartment reservation during construction, pre-sales agreement, payment of 30% when signing the pre-agreement, the rest

when the apartment is ready for occupancy with the handover of the keys. 2. Purchase during construction in 5 equal installments, the last installment is 20%, i.e. 10% upon moving in, and the other 10% upon obtaining the Operating Permit. About the place: Sukošan is a small town located in the spacious Zlatna luka bay, on the Adriatic highway 10 km southeast of Zadar. The economic basis is tourism, agriculture, viticulture, olive growing and fruit growing. Today it is the seat of the Sukošan municipality, which also includes the towns of Debeljak, Glavica and Gorica. The municipality has 4,500 inhabitants, and the town itself has about 3,000 inhabitants. Sukošan has two kindergartens, an elementary school with a sports hall, general and dental clinics, shops, and everything else that makes it a pleasant place to live all year round, and many have recognized it as an ideal place for vacation. That it is a truly touristic place is evidenced by numerous destinations and beautiful beaches, as well as accommodation in luxuriously decorated apartments, luxury villas, guesthouses and hotels, and numerous campsites in the immediate vicinity of the sea are also popular. There is a particularly rich and high-quality gastronomic offer in numerous restaurants. Thanks to the "Dalmatia" marina, it has become a real paradise for sailors. ID CODE: 105-201

### Additional contact info

Reference Number: 648113  
Agency ref id: 105-201