

## Zadar, Privilaka apartman novogradnja 70 m od mora, Privilaka, 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: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
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 apartman novogradnja 70 m od mora
Property for:	Sale
Property area:	74 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	4
Terrace area:	9.3 m <sup>2</sup>
Price:	319,320.00 €
Updated:	Oct 07, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

Zadar, Privlaka apartment in a new building, 70 m from the sea Kaiser Immobilien offers a spacious and modern apartment in a new building, located on the first floor of a building that is only 70 meters from the sea. The apartment of 74.83 m<sup>2</sup> consists of a bright and airy open space living room, kitchen and dining room with access to a covered terrace, perfect for enjoying the outdoor space with a partial view of the sea. In the second part of the apartment there are two bedrooms, one of which has its own bathroom, while the other bathroom is located in the hallway. It is sold unfurnished, which allows the new owners to decorate it according to their own taste and needs. The apartment comes with two parking spaces with a total net usable area of 79.83 m<sup>2</sup>. This apartment is located in a modern building that consists of a total of six apartments, it is built of quality materials, with a brick thermal block and a facade covered with 10 cm thick Styrofoam thermal insulation, which ensures excellent thermal protection. The floors of this apartment are covered with a combination of high-quality ceramic tiles and laminate. Ceramic tiles are in the hallway, kitchen, bathrooms and on the terrace, while laminate floors are installed in the living room and bedrooms, which provides warmth and comfort. This combination of materials ensures longevity, ease of maintenance and a modern appearance of the apartment. The windows are made of PVC with three-layer glass, blinds and mosquito nets, which provide additional insulation and protection. The living room and bedrooms are air-conditioned, and the entire apartment has electric underfloor heating, which ensures comfort during the colder months. The entrance door of the apartment is anti-burglary and anti-fire, which guarantees a high level of security. This property has an A+ energy certificate, which further confirms the quality of construction and energy efficiency. An ideal property for those looking for a modern and comfortable space near the sea. The apartment is located in Privlaka, a picturesque Dalmatian settlement located on a peninsula, known for its clean beaches and close to Zadar, offering the perfect balance between a quiet life and proximity to urban amenities. This apartment is only 70 meters from the sea, which makes it an ideal choice for all those who want to be close to the coast and enjoy all the advantages of living by the sea. Privlaka is a popular destination for tourists due to its untouched nature, proximity to historic towns and relaxing atmosphere. This property is only 1.2 km from the center of Privlaka. In the immediate vicinity there is a clinic, a pharmacy, a post office, various shops for everyday shopping and various restaurants for pleasant socializing. Proximity to facilities: Privlaka-Nin: 5 km Privlaka- Zadar: 20 km Privlaka- Zadar Airport: 32 km Distance between 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: For more detailed information, please contact: Nina Fabijan Tel: +385 955046197 E-mail: [nina@kaiser-immobilien.hr](mailto:nina@kaiser-immobilien.hr) ID CODE: 128-005

**Additional contact info**

Reference Number: 649714

Agency ref id: 128-005