

## PETRČANE - S4 LUKSUZAN STAN NA 2. KATU S KROVNOM TERASOM, 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 - S4 LUKSUZAN STAN NA 2. KATU S KROVNOM TERASOM
Property for:	Sale
Property area:	88 m <sup>2</sup>
Floor:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	10 m <sup>2</sup>
Price:	726,000.00 €
Updated:	Oct 29, 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 BUILD WITH SEA VIEWS JUST 100M FROM THE BEACH Available exclusively through Dogma Real Estate Agency! This smaller residential building, constructed between 2023 and 2024, consists of only four luxury apartments. It is situated approximately 100 meters from the sea and a pebble beach. Apartment S4 is located on the second floor of the building, facing southwest. The building is equipped with two elevators; the elevator in this part of the building runs from the basement to the rooftop terrace. At the rear of the building, there is a pedestrian ramp leading to the basement entrance. Apartment S4 includes a storage room of 14.73m<sup>2</sup> in the basement. Access to the second floor can be via elevator or internal staircase. The apartment comprises an open-plan kitchen, dining area, and living room covering 35.69m<sup>2</sup>, three bedrooms, and two bathrooms. The living room opens onto a terrace consisting of a covered area of 7.68m<sup>2</sup> and an uncovered area of 2.76m<sup>2</sup>. Steps on the terrace lead to a rooftop terrace measuring 21.07m<sup>2</sup>. The apartment comes with two parking spaces equipped with electric vehicle chargers. BUILDING FEATURES: - The basement is made of reinforced concrete, while the part of the building belonging to apartment S1 and the rest is brick, with double drywall partitions insulated with stone wool. - 2 elevators; this apartment uses the elevator connecting from the basement to the rooftop terrace. - Flooring includes quality tiles in all areas except bedrooms, which will have high-quality vinyl. - Electric underfloor heating in all rooms except bedrooms; bathrooms have separate electric heating. - Each room including the kitchen, living room, and bedrooms will have its own air conditioning; this apartment will also have air conditioning in the basement billiard room. - High-quality PVC windows with double glazing and electric blinds. - Iron railing will be installed on the internal staircase. - Roof terraces will feature pergolas, as will the ground floor with garden areas. - The building will have a solar power plant, with each apartment having its own unit and batteries ranging from 8 to 10 kW. - The internal staircase will be lined with stone, as well as window sills and the rooftop terrace. - 8 cm thermal insulation with Styrofoam; the interior of the building is lined with drywall. - Each apartment has storage in the basement and space designated for solar power plant batteries; part of the basement is above ground level and includes windows. Expected completion and move-in by late 2024. LOCATION: Petrčane - A heavenly corner near Zadar, easily accessible and perfect for a tourist getaway! This picturesque settlement is located just 12 km northwest of Zadar, offering an irresistible blend of urban proximity and pristine nature. Just a 10-minute drive from Zadar, it provides quick access to all the city's attractions and amenities. Petrčane is well-connected by road, with the highway 35 km away and Zadar Airport 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! For additional information and viewings, contact me at: +385919077396 or email [vedrana.basic@dogma-nekretnine.com](mailto:vedrana.basic@dogma-nekretnine.com). CONTACT: VEDRANA BAŠIĆ +385919077396 E-mail: [vedrana.basic@dogma-nekretnine.com](mailto:vedrana.basic@dogma-nekretnine.com) ID CODE: DA100062995

## Additional contact info

Reference Number: 667043

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