

PETRČANE - S2 LUKSUZAN STAN S VRTOM I KROVNOM TERASOM, Zadar - Okolica, Flat



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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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 - S2 LUKSUZAN STAN S VRTOM I KROVNOM TERASOM
Property for:	Sale
Property area:	90 m ²
Bedrooms:	3
Bathrooms:	2
Garden area:	33 m ²
Price:	529,000.00 €
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 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. Located approximately 100m from the sea and a pebble beach. Apartment S2 is a two-story unit comprising a ground floor with a garden, a first floor, and a rooftop terrace. 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 S2 includes a storage room in the basement measuring 24.03 m². An internal staircase or elevator leads to the first floor where the main entrance to the apartment is located. The first floor features a kitchen and dining area of 19.52 m², a living room of 19.67 m², and a bathroom. The living room offers a sea view. An internal staircase from the living room leads to the ground floor where two bedrooms and a bathroom are situated. There is an exit on the ground floor leading to a garden of approximately 33 m². The garden will be fenced and landscaped in a Mediterranean style with olive trees and Mediterranean plants. At the top of the building, the apartment has a rooftop terrace with a sea view measuring 14.55 m². The apartment includes two parking spaces with chargers for electric cars. ****BUILDING FEATURES:**** - The basement is constructed of reinforced concrete, and the part of the building belonging to apartment S1; the rest is brick block, with double drywall partition walls filled with stone wool for insulation. - 2 elevators; this apartment uses an elevator that runs from the basement to the rooftop terrace. - Flooring: 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; this apartment will also have air conditioning in the basement billiard room. - High-quality PVC windows with double glazing and electric blinds. - An iron railing will be installed on the internal staircase. - The rooftop terraces will have pergolas as well as the ground floors with gardens. - The building will have a solar power plant; each apartment will have its own unit and batteries of 8 - 10 kW. - The internal staircase will be covered with stone, as well as window sills and the rooftop terrace. - Thermal insulation: 8 cm Styrofoam; the building is internally lined with drywall panels. - Each apartment has a storage room in the basement and space designated for solar power plant batteries. The basement is partially above ground level and has windows. Expected completion of works and occupancy by the end of 2024. ****LOCATION:**** Petrčane - A paradise corner near Zadar, easily accessible and ideal for a tourist vacation! A picturesque settlement located just 12 km northwest of the city of Zadar, offering an irresistible combination of proximity to urban amenities and untouched nature. Only a 10-minute drive from the city of Zadar provides quick access to all city attractions and amenities. Petrčane is well-connected by transport; the highway is 35 km away, and Zadar Airport is 22 km away. Financing is available for EU citizens. The number one agency in Croatia for over 23 years. This is an opportunity not to

be missed! Your new address of luxury living awaits you! For additional information and viewings, please contact me at: +385919077396 or email vedrana.basic@dogma-nekretnine.com. ****CONTACT:** VEDRANA BAŠIĆ**
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