

## PETRČANE - S1 LUKSUZAN STAN S VRTOM I KROVNOM TERASOM, Zadar - Okolica, Flat



### Seller Info

Name: Dogma Nekretnine  
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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 - S1 LUKSUZAN STAN S VRTOM I KROVNOM TERASOM
Property for:	Sale
Property area:	155 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Garden area:	25 m <sup>2</sup>
Terrace area:	7 m <sup>2</sup>
Price:	985,000.00 €
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 ONLY 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. It is located about 100m from the sea and a pebble beach. Apartment S1 is a multi-level apartment occupying the entire southeast side of the building, extending from the basement to the rooftop terrace. The building is equipped with two elevators; this apartment has a private elevator and a private entrance. The elevator runs from the ground floor to the rooftop terrace. An internal staircase leads from the basement to the rooftop terrace. On the lower side of the building, there is a pedestrian ramp with access to the basement. In the basement, there is a storage room of 4.03m<sup>2</sup> and a basement area of 28.25m<sup>2</sup> designed as a billiard room. The internal staircase leads from the basement to the ground floor, where there is a large and bright kitchen of 28.69m<sup>2</sup> and one bathroom. On the ground floor are the main private entrance doors for this apartment. The apartment includes a garden of about 25m<sup>2</sup>, which will be fenced and landscaped in a Mediterranean style with planted olive trees and Mediterranean herbs. On the first floor, there are two bedrooms, a hallway, and a bathroom. One of the bedrooms has a walk-in closet. On the second floor, there is a spacious living room of 26.77m<sup>2</sup>, one toilet, one bedroom, and a covered terrace of 7.14m<sup>2</sup>. At the top of the building, the apartment has a rooftop terrace of 41.55m<sup>2</sup>, part of which will be used for solar panels. This part of the building where apartment S1 is located is built of reinforced concrete. The apartment includes two parking spaces with a charger for electric cars. **\*\*BUILDING EQUIPMENT:\*\*** - The basement is made of reinforced concrete, and the part of the building that belongs to apartment S1; the rest is brick block, partition walls are double drywall with stone wool for insulation. - 2 elevators, this apartment has a private elevator that runs from the ground floor to the rooftop terrace. - Flooring: quality tiles in all rooms except the bedrooms, which will have quality vinyl. - Electric underfloor heating in all rooms except the bedrooms, bathrooms have separate electric heating. - The kitchen and living room, as well as each bedroom, will have their own air conditioning; this apartment will also have air conditioning in the basement billiard room. - Quality PVC joinery with double glazing and electric shutters. - 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 - 10kW. - The internal staircase will be covered with stone, as well as the window sills and the rooftop terrace. - Thermal insulation: 8 cm Styrofoam; the building is internally lined with drywall panels. - City water supply, septic tank with preparation for future connection to the city sewage system - Each apartment has a storage room in the basement and a 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 holiday! A picturesque settlement located only 12km 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 that the city offers. 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 luxury address awaits you! For any additional information and to arrange a viewing, contact me at: +385919077396 or email [vedrana.basic@dogma-nekretnine.com](mailto:vedrana.basic@dogma-nekretnine.com).  
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### Additional contact info

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