

## PETRČANE PENTHOUSE S4 2. KAT ZGRADA 1 S POGLEDOM NA MORE, Zadar - Okolica, Flat



### Seller Info

Name: Dogma Nekretnine  
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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 PENTHOUSE S4 2. KAT ZGRADA 1 S POGLEDOM NA MORE
Property for:	Sale
Property area:	106 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Terrace area:	10.7 m <sup>2</sup>
Price:	434,800.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar - Okolica
City area:	Petrčane
ZIP code:	23000



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	2
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### Description

Description:	PETRČANE - PENTHOUSE S4, 2ND FLOOR, BUILDING 1 WITH A SEA VIEW The project consists of two smaller residential buildings, each with 4 residential units. The buildings are modernly designed, located 360m from the sea, providing a perfect balance between relaxation and proximity to all essential
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amenities such as shops, restaurants, beaches, and other recreational opportunities. Penthouse S4 is located on the 2nd floor of building 1 and consists of a hallway, kitchen, dining room and living room, bathroom, and two bedrooms, with a total area of 70.69 m<sup>2</sup>. The apartment includes a covered terrace of 10.70 m<sup>2</sup>, storage room SP4 on the ground floor of 2.08 m<sup>2</sup>, and 2 parking spaces PM7 and PM8. At the top of the building, there is a rooftop terrace of 79.12 m<sup>2</sup> with a sea view. The total gross area of the apartment with ancillary parts is 190.09 m<sup>2</sup>, or 106.05 m<sup>2</sup> of net usable area. High-quality materials were used in the construction, ensuring exceptional durability and reliability, with 10 cm styrofoam insulation. Underfloor heating in all rooms and cooling via air conditioning. High-quality PVC joinery Salamander in anthracite color with mosquito nets and electric shutters. Ceramic tiles in all rooms. Expected energy class A. Expected completion of works for building 1: 12/2024. LOCATION: Petrčane - A paradise corner near Zadar, easily accessible and ideal for a tourist vacation! A picturesque village located only 12 km northwest of the city of Zadar, offering an irresistible combination of proximity to urban amenities and untouched nature. Just a 10-minute drive from the city of Zadar, it provides quick access to all the city attractions and facilities the city offers. Petrčane is well connected by traffic, with the highway located 35 km away and Zadar airport 22 km away. This is an opportunity you don't want to miss! Contact me to arrange a viewing. Your new address of luxurious living awaits you! Contact: Vedrana Bašić: +385919077396 E-mail: vedrana.basic@dogma-nekretnine.com ID CODE: DA100062961

### Additional contact info

Reference Number: 667344  
Agency ref id: DA100062961