

## PETRČANE - LUKSUZAN PENTHOUSE S3 NA 2. KATU S KROVNOM TERASOM, Zadar - Okolica, Flat



### Seller Info

Name: Dogma Nekretnine  
 First Name: Dogma  
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 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 - LUKSUZAN PENTHOUSE S3 NA 2. KATU S KROVNOM TERASOM
Property for:	Sale
Property area:	175 m²
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Balcony area:	28 m²
Price:	690,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2024/01/2025

### 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
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### Parking

Number of parking spaces:	2
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### Description

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**PETRČANE - LUXURY PENTHOUSE S3 ON THE SECOND FLOOR WITH ROOF TERRACE** The building is modernly designed with an optimal room layout to ensure the highest level of comfort. It is located in a peaceful area just 250 meters from the sea. The building will have a total of three residential units, one on each floor. Penthouse S3 is located on the second floor and consists of an entrance hallway, kitchen and dining area, living room, three bedrooms, two bathrooms, and a toilet. The total interior living area is 99m<sup>2</sup>. The apartment features a large terrace of 28.60m<sup>2</sup> accessible from the living room, a terrace of 9.73m<sup>2</sup> accessible from two bedrooms, and a 16.31m<sup>2</sup> terrace accessible from the third bedroom. At the top of the building, there is a spacious roof terrace of 124.15m<sup>2</sup> with a sea view. The staircase on the second floor leading to the roof terrace belongs to the apartment, and the roof terrace is also accessible by elevator. Additionally, there are two parking spaces for your vehicles. The apartment is bright and airy. The building is constructed with reinforced concrete, using the highest quality materials, and features: - Schindler elevator (from the ground floor to the roof terrace) - Heating and cooling via Ariston heat pumps - Flooring: parquet in the bedrooms, and first-class ceramics in the rest of the apartment - Burglar-proof and fire-proof entrance doors - Triple-layer PVC joinery by Kommerling with electric shutters and insect screens - Sanitary ware by Villeroy & Boch and Hansgrohe, and built-in cisterns by Geberit and Tece - High interior doors from floor to ceiling - Intercom Expected completion date: 01/2025. Petrčane - A Paradise near Zadar, easily accessible and ideal for a tourist vacation! A picturesque village located just 12 km northwest of the city of Zadar, offering an irresistible combination of urban amenities and untouched nature. Only a 10-minute drive from Zadar provides quick access to all the city attractions and amenities. Petrčane is well-connected, with the highway 35 km away and Zadar Airport 22 km away. Financing available for EU citizens. The number one agency in Croatia for over 23 years. Don't miss the opportunity to become the new owner of this beautiful apartment! Your new luxury residence is waiting for you! For all additional information and to arrange a viewing, feel free to contact me at +385919077396. Contact: Vedrana Bašić: +385919077396 E-mail: vedrana.basic@dogma-nekretnine.com ID CODE: DA100062934

## Additional contact info

Reference Number: 667523  
Agency ref id: DA100062934