

## LUKSUZ U 1. REDU DO MORA - PRIVLAKA - 2S+DB - S1, Privlaka, 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:	LUKSUZ U 1. REDU DO MORA - PRIVLAKA - 2S+DB - S1
Property for:	Sale
Property area:	103 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Garden area:	112 m <sup>2</sup>
Price:	633,500.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Privlaka
City area:	Privlaka
ZIP code:	23233



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	1
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### Description

Description:	LUXURIOUS NEW BUILDING IN THE 1ST ROW TO THE SEA IN PRIVLAKA! We present to you a new luxury new building project in a famous tourist destination - Privlaci, near Zadar. This place is known for its many bays and sandy beaches, which makes this charming Dalmatian village ideal for a family vacation. In addition, due to its shallow sea, the swimming season in this place is
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longer than in most other destinations on the Adriatic Sea. However, the location where this new building is located is a world unto itself. The building is located in the 1st row to the sea on the western side of Privlaka and is located next to a beautiful 8 km long coastal promenade. All apartments will offer an extraordinary panoramic view of the sea, the islands and the enchanting sunset, which is a truly special experience in this location. also, it is a quiet location that is surrounded by modern and luxurious new buildings, which really raises the profile of this part of Privlaka. There are three things, along with many others, that we would like to emphasize, namely: LOCATION, LOCATION AND LOCATION! The project of two residential buildings, each with a total of 9 residential units distributed over a total of 3 floors, is located in the 1st row to the sea and in the immediate vicinity of the center of the town and all facilities needed for a complete stay or vacation. also, there are several beautiful beaches nearby that this place offers. FLAT S1 - ground floor - Building 1 - 103.51m<sup>2</sup> Apartment S1 is located on the ground floor of a building that consists of a total of 9 apartments distributed over a total of 3 floors. The total net area is 103.51m<sup>2</sup>, while its gross area is 233.12m<sup>2</sup>. It has a south-western orientation. It consists of a spacious open plan kitchen, dining room, and living room (29.70 m<sup>2</sup>), two bedrooms (15.08 m<sup>2</sup> and 14.00 m<sup>2</sup>), hallway (3.92 m<sup>2</sup>), two fully equipped bathrooms (5.36 m<sup>2</sup> and 5, 33m<sup>2</sup>) and a loggia (17.05m<sup>2</sup>) from which there are views of the sea and islands that could not leave anyone indifferent. In addition, the apartment also has an uncovered terrace (18.09m<sup>2</sup>), a spacious garden (112.09m<sup>2</sup>) and one parking space. During the construction, extremely high-quality materials from renowned manufacturers and contractors are used, and the apartments are equipped with top-quality equipment, of which we highlight: - Reinforced concrete construction - 12 cm thick strip thermal insulation - Superior ALU three-layer joinery with blackout curtains - Substrates made of first-class high-profile ceramics (120cmx80cm) - Floor heating in bathrooms and living room - Air conditioners in all rooms - And more... The planned completion of the works is scheduled for the end of 2024. **THE BUYER DOES NOT PAY TAX ON REAL ESTATE TRADE!** Contact us to give you more information and arrange a viewing of the property: ID CODE: DA100062796

## Additional contact info

Reference Number: 668299  
Agency ref id: DA100062796