

## SV. FILIP I JAKOV - STAN S1 U PRIZEMLJU S TERASOM I VRTOM,

### Sveti Filip I Jakov, 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	SV. FILIP I JAKOV - STAN S1 U PRIZEMLJU S TERASOM I VRTOM
Property for:	Sale
Property area:	81 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Garden area:	60 m <sup>2</sup>
Terrace area:	19 m <sup>2</sup>
Price:	350,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023-2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Sveti Filip I Jakov
City area:	Sveti Filip i Jakov
ZIP code:	23207

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Elevator:	yes
Energy efficiency:	In preparation

### Parking

Number of parking	2
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spaces:

## Description

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**SV. FILIP I JAKOV - BEAUTIFUL APARTMENT S1 ON THE GROUND FLOOR WITH TERRACE AND GARDEN** The apartment is located on the ground floor of a building situated in the second row from the sea and the beach. The apartment is modernly furnished and completely finished, ready for occupancy! Highly recommended. The building is located in a quiet area only 60 meters from the sea and the beach, with access roads from two sides, and there is also a direct path to the beach and the sea. The building has a total of six residential units. Apartment S1 is located on the ground floor of the building, southwest oriented, very bright and airy. It consists of an entrance hall, kitchen and living room, two bedrooms, a toilet, and a large terrace. Each bedroom has its own private bathroom. The terrace has an area of 19.6 m<sup>2</sup>, of which 13.8 m<sup>2</sup> is covered and 5.8 m<sup>2</sup> is uncovered. Roller blinds are installed on the terrace for additional privacy. The apartment also includes a storage room in the basement of 3 m<sup>2</sup>, two parking spaces in the yard PM1 and PM2, and a garden of 60 m<sup>2</sup>. The parking lot is completely fenced. The total interior living area is 54.58 m<sup>2</sup>, net sales area 81 m<sup>2</sup>. All windows and doors have insect screens and electric blinds, the windows are with triple glazing, thermal insulation with 10 cm Baumit. Underfloor heating in all rooms, each room has its own air conditioning for maximum comfort and coziness. The building has an elevator. The buyer does not pay real estate transfer tax! Sv. Filip i Jakov offers a perfect combination of tranquility and proximity to urban amenities. You can reach Zadar in half an hour and Zadar Airport in just 25 minutes. The building is located near all amenities: shops, cafes, restaurants, only 60 meters from the sea. Financing for EU citizens. Agency number one in Croatia for over 23 years. For further information and viewing arrangements, feel free to contact me at +385919077396. Contact: Vedrana Bašić Mobile: +385919077396 E-mail: vedrana.basic@dogma-nekretnine.com ID CODE: DA100062742

## Additional contact info

Reference Number: 668558  
Agency ref id: DA100062742