

## KUĆA 1. RED DO MORA NA VRHUNSKOJ LOKACIJI - Privlaka, Privlaka, House



### 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:	KUĆA 1. RED DO MORA NA VRHUNSKOJ LOKACIJI - Privlaka
Property for:	Sale
House type:	detached
Property area:	265 m <sup>2</sup>
Lot Size:	618 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	9
Bathrooms:	3
Price:	1,340,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2002
Last renovation:	2022

### 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:	5
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### Description

Description:	HOUSE WITH 3 APARTMENTS 1ST ROW TO THE SEA IN A TOP
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LOCATION - Privlaka We present to you a house with three apartments in the first row to the sea in one of the most ideal and quiet locations in the famous tourist destination - Privlaci. In front of the house, there is a beautiful promenade along the sea which, in about 50 steps, whichever way you go, leads you to the beautiful sandy beaches and bays for which this place is very famous. And it is important to emphasize that there is medicinal mud in the sea in front of the house, which helps to cure rheumatism and dermatological diseases. Scenes and views of the sea and the surrounding islands that can be seen from almost every place of this house and its yard are simply a story in themselves and something that should be experienced live because words would certainly not be enough. The house is located at the end of a cul-de-sac and is surrounded on both sides by tall Mediterranean vegetation so that it is not exposed to traffic, unwanted passers-by and views. The nearby beaches are sandy, shallow and without much exposure to waves, and as such are ideal for families with children. The house consists of a total of 3 apartments and a spacious basement inside which you can create an ideal room for relaxation and pleasure. Each apartment consists of two bedrooms, an open space kitchen, living room and dining room, bathroom and several terraces with truly breathtaking views. All apartments are fully equipped, furnished and designed and are being sold as such. What is particularly enchanting is the spacious garden area of 638m<sup>2</sup>, inside which we can find a summer kitchen with a large stone chimney and a canopy with a dining area, a sundeck, a lounge area and a garden rich in Mediterranean plants. However, we should definitely emphasize our own staircase covered in Brac stone, which leads us from our beautiful garden to the sea just a few steps away. This is something that few properties in the 1st row to the sea can boast of. The house also has its own parking lot for several cars. Considering the above, it is easy to conclude that this is a property that provides everything needed for a true and hedonistic life and vacation at sea. Also, the house has been rented out for tourist purposes for a number of years, and its occupancy results guarantee you a high rate of return on investment if you decide to continue with tourist rentals. Among the equipment and additional details about the house, we should highlight: - all green areas around the house have automatic irrigation - ambient lighting is installed around the house and in the garden - replaced roof (spring 2020) - thermal insulation 8 cm stone wool - manufacturer Rockwool (spring 2021) - wooden joinery (ALU-PVC) was replaced (except on large balcony walls) - Profiles: Rehau - Euro design 70; Color: white; Filling: glass iso4+16+4 float, mosquito nets (spring 2021) - grilles are made of anodized aluminum material resistant to salt (spring 2021) - all gutters replaced - high-quality aluminum, salt-resistant (spring 2021) - tiled retaining wall facing the sea, mesh and last hand silicate. (Spring 2021) - the outside of the staircase - Brac stone bunja siva (spring 2021) - the fence around the entire house, the fence of the balcony and the terrace - multicolor granite 3 cm thick (spring 2021) - heating with electricity, quality Norwegian Glamox heaters (spring 2016) - there are two chimneys in the house - the basement can be arranged as a tavern with a chimney, a gym, a relaxation area (sauna/jacuzzi), or a combination of the above - the attic can be used as a storage space, there is room, two rows of brick blocks have been

erected at a height of approx. 50 cm The house is connected to the city infrastructure and the property is neat and free of any encumbrances! Privlaka is a picturesque place located not far from the city of Zadar along the coast of the Adriatic Sea. This charming fishing village is known for its beautiful sandy beaches and crystal clear sea. Privlaka also offers a rich cultural heritage, with historical landmarks such as the church of St. Vida and the remains of an ancient Roman villa. Visitors can enjoy a variety of outdoor activities such as diving, sailing, or exploring the nearby islands and natural attractions, of which there is truly no shortage here. Do not miss this unique opportunity to become the owner of this exclusive property in a truly unique location, and contact us for more information and to arrange a viewing! ID CODE: DA100062557

### Additional contact info

Reference Number: 669354  
Agency ref id: DA100062557