

## PAKOŠTANE – AP2 - PREKRASNI APARTMAN NAMJEŠTEN I DIZAJNIRAN SPECIJALNO ZA TURIZAM I VAŠ ODMOR, Pakoštane, 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  
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ZIP code: 51000  
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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:	PAKOŠTANE – AP2 - PREKRASNI APARTMAN NAMJEŠTEN I DIZAJNIRAN SPECIJALNO ZA TURIZAM I VAŠ ODMOR
Property for:	Sale
Property area:	82 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	261,375.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Pakoštane
City area:	Pakoštane
ZIP code:	23211



### Permits

Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

Description:	PAKOŠTANE - BEAUTIFUL APARTMENT FURNISHED AND DESIGNED SPECIALLY FOR TOURISM AND YOUR HOLIDAY - AP2 This project represents a unique offer on the Croatian market by creating the first club
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apartment building with 6 units intended exclusively for tourism, where the owner can not only spend his vacation near the Adriatic Sea, but he can also look forward to your investigative efforts in the future owner brings passive rental income. You can achieve all this with the support of professional partners and investors, and realize the dream of entrepreneurs from all over Europe - to own an apartment with the services typical of luxury real estate along the Adriatic coast. Project commercial called "ALMIVER Club Residence" has the following characteristics: - Total land area: 670 m<sup>2</sup>. m.; - It is located on the side of the Jadranska highway – A three-story residential building between the Adriatic Sea and Lake Vrana. For this project, the development plan is based on authentic, functional and ergonomic design. The plan envisages the creation of 6 fully furnished apartments. The final product is spring apartments ready to move in. Sale of apartments for private needs and as a ready-made job for further renting to tourists. The service model provided by Pinch Hospitality includes a contract for after-sales maintenance and operation, ie Pinch will manage the building as a rental property for tourists based on the "turnkey" principle. The property is located near supermarkets, playgrounds, beaches, very good access to the main road, several national parks. Currently, there is no company or trade in Pakoštani and the surrounding area that deals with similar fully serviced projects. It is a unique offer in the real estate sector in the region; a good characteristic of the job: - Proximity to other tourist resources such as: protected nature parks, beaches, cultural landmarks of historical value - Road, maritime and air infrastructure (European standards) - Warm climate optimal for tourism (6 months and years) - A team of staff with extensive international experience in the sector, as well as knowledge of European languages - Staff with charisma and focus on the customer - Fast growing business - Knowledge of local legal procedures Pakoštane and its surroundings are interesting for international and domestic tourists as a destination. There is still great potential for the development of the tourist sector in Pakoštane, and the government is interested in the development of tourism in the region. There is a great demand for apartments in Pakoštani, and the concept is aimed at meeting a wide spectrum of tourist needs, and the possibility of resale; After taking over the apartments, it is possible to provide the following services: • Real Estate Administration • Cleaning services; • Preparation of the object for the reception of the owner and his guests; • Representation of property; • Planning, organization of renovation works; • Control of subcontractors; • Brokerage; • Preparation of real estate for short and long term rental; • Reception of guests; • Works of preventive and corrective maintenance of real estate; • Development and implementation of marketing and sales concepts in order to maximize revenue; • Planning, implementation and coordination of a turnkey project. When and what is done: PROJECT DOCUMENTATION AND PERMITS AUGUST 2023. purchase of real estate; conceptual project started; • Visualization, negotiations, "Sallying book". STUDIES 2023. conceptual project ready; the beginning of the design project; requirement of savings; JANUARY 2024 main project ready; the beginning of the rest of the project article; MARCH 2024 submission for a permit; JULY 2024 permit ready; start of official sales; CONSTRUCTION WORKS

SEPTEMBER 2024 Preparation for construction; basic works STUDIES 2024. Concrete works, • Roofing; • Communication; • Windows, doors. JANUARY 2025 Painting, Interior. FEBRUARY 2025. Continuation of work on the interior APRIL 2025. Furniture and surroundings \* The date of the project will be as early as 2025. Apartments: FLAT - APARTMENT A2 Living area: 82 m2 Surroundings - about 50 m2 THE PRICES ARE for a turnkey system and fully furnished and equipped. FLAT – APARTMENT A2 € price per m2 € amount without VAT € amount with VAT Until March 2024: 2,550.00 209,100.00 261,375.00 From April 2024 to August 2024 3,100.00 254,200.00 317,750.00 From September 2024 to January 2025 3,300.00 270,600.00 338,250.00 From February 2025 3,500.00 287,000.00 358,750.00 Don't miss this great opportunity. Contact us with confidence. Damir VAROŠANEC 00 385 (0)99 733 53 07 Ante GOLEŠ 00 385(0)99 222 30 54 ID CODE: DA100061897

### Additional contact info

Reference Number: 671837  
Agency ref id: DA100061897