

## PRIVLAKA - STAN S2 - ZGRADA B PRIZEMLJE, 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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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:            | PRIVLAKA - STAN S2 - ZGRADA B PRIZEMLJE |
| Property for:     | Sale                                    |
| Property area:    | 57 m <sup>2</sup>                       |
| Number of Floors: | 1                                       |
| Bedrooms:         | 3                                       |
| Bathrooms:        | 1                                       |
| Garden area:      | 59 m <sup>2</sup>                       |
| Terrace area:     | 4 m <sup>2</sup>                        |
| Price:            | 166,400.00 €                            |
| Updated:          | Oct 29, 2024                            |

### Condition

|           |             |
|-----------|-------------|
| Newbuild: | yes         |
| Built:    | 2023 - 2024 |

### Location

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



### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

### Description

|              |   |
|--------------|---|
| Description: | LUXURY NEW CONSTRUCTION IN PRIVLAKA JUST 700M FROM THE SEA The project consists of 3 residential buildings - one larger building with a |
|--------------|---|

total of 6 residential units, and 2 smaller buildings, each containing 3 residential units. They are located in a peaceful location near a sandy beach. Apartment S2 is situated on the ground floor of Building B, which houses a total of 3 residential units. It comprises a kitchen and living area, 2 bedrooms, a bathroom, 2 hallways, and a terrace with an area of 4.24m<sup>2</sup>. It also has a separate entrance. The apartment comes with 2 parking spaces, each measuring 13.8m<sup>2</sup>, and a garden with an area of 59.05m<sup>2</sup>. The total internal living space, excluding the terrace, covers an area of 47.43m<sup>2</sup>. The overall gross area of the apartment is 138.32m<sup>2</sup>, with a net area of 57.37m<sup>2</sup>. The building will be constructed using brick blocks with styrofoam insulation, utilizing high-quality materials. All doors and windows will have shutters and mosquito nets. Flooring can be customized according to the buyer's preferences. The living area and bathrooms will have underfloor heating, while cooling will be provided through air conditioning with 1 outdoor and 3 indoor units. An expected energy efficiency rating of A. Expected completion date: 05/2024. Privlaka near Zadar: a perfect blend of sandy beaches and modern living. Privlaka is a picturesque tourist destination situated just approximately 18 km northwest of Zadar and 5 km from the town of Nin. It is gaining popularity among tourists and property buyers. This idyllic coastal location on the Adriatic Sea offers a lot. Privlaka is renowned for its beautiful sandy beaches, ideal for family getaways. It is well-connected, with the highway and Zadar Airport only around 30 km away. Do not miss this exceptional opportunity. Contact me for more information and to arrange a viewing. Contact: Vedrana Bašić +385919077396 vedrana.basic@dogma-nekretnine.com ID CODE: DA1000328

## Additional contact info

Reference Number: 673687  
Agency ref id: DA1000328