

## PRIVLAKA - STAN S2 - ZGRADA C 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  
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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 C PRIZEMLJE
Property for:	Sale
Property area:	74 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Garden area:	42 m <sup>2</sup>
Terrace area:	7 m <sup>2</sup>
Price:	217,300.00 €
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
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### Parking

Number of parking spaces:	1
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### Description

Description:	LUXURIOUS NEW CONSTRUCTION IN PRIVLAKA JUST 700M FROM THE SEA The project comprises 3 residential buildings - one larger building with a
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total of 6 residential units, and 2 smaller buildings, each containing 3 residential units. They are situated in a peaceful location near a sandy beach. Apartment S2 is located on the ground floor of Building C, which houses a total of 6 residential units. It consists of a kitchen and living area, 2 bedrooms, 2 bathrooms, 2 hallways, and a terrace with an area of 7,65m<sup>2</sup>. The apartment comes with 1 parking space 13,8m<sup>2</sup> and a garden measuring 42m<sup>2</sup>. The total internal living space, excluding the terrace, covers an area of 65.57m<sup>2</sup>. The overall gross area of the apartment is 129,02m<sup>2</sup>, with a net area of 74,91m<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: DA1000327

## Additional contact info

Reference Number: 673688  
Agency ref id: DA1000327