

DRAGE PAKOŠTANE - LUXURY APARTMENT FIRST LINE TO THE SEA - A1, Pakoštane, Flat



Seller Info

Name: Dogma Nekretnine
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
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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:	DRAGE PAKOŠTANE - LUXURY APARTMENT FIRST LINE TO THE SEA - A1
Property for:	Sale
Property area:	68 m ²
Bedrooms:	1
Bathrooms:	1
Price:	385,000.00 €
Updated:	Oct 29, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	1
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Description

Description:	DRAGE PAKOŠTANE - LUXURY APARTMENT FIRST LINE TO THE SEA - A1 An ideal combination of nature and luxury accommodation. DRAGE
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PAKOŠTANE Drage is a quiet and peaceful Dalmatian town located in the central zone of the Croatian Adriatic, on the main road between Zadar and Šibenik along an extremely indented coast, clear sea with a view of numerous islets on the edge of the Kornati National Park. They are only 3 km away from Pakoštan, and there are 4 national parks in the vicinity. Kornati is 12 nm, Krka 47 km, Paklenica 75 km, Plitvice Lakes 165 km, and two nature parks: Telašćice 17 nm and Lake Vransko 1 km. Nearby are the historic cities of Zadar (36 km), Šibenik (41 km). Lake vRANA the largest natural lake in the Republic of Croatia. Nature has created ideal beaches here, which, due to the currents, can be enhanced by the extraordinary purity of the sea. In this beautiful place right on the beach, in the first row, there is this project consisting of four extremely luxurious apartments, in an excellent position and with a beautiful view. With its own parking, wellness in the basement and close to the beach, it gives you an exceptional experience of staying in every segment of tourism and staying at the sea. Zadar region

-Description of the investment area ■ One of the most popular investment areas in Croatia with excellent transport infrastructure. ■ It is surrounded by National Parks - Kornati, Krka and Paklenica. Zadar and its surroundings are statistically one of the sunniest areas in Croatia. ■ Real estate prices on the Adriatic coast have been regularly increasing by about 8-10 % p.a. in recent years. Croatia has been part of the EU since July 2013. ■ The risk of investing here has been significantly reduced thanks to the compliance with EU legislation and investments are therefore better protected. ■ Croatia has been part of the Schengen area since January 2023.

am nudi: Apartment house in the first line to the sea ■ New development offers 4 apartments in the first line to the sea. ■ The project includes follow-up rental services, year-round maintenance, necessary minor repairs and other services. ■ By mutual agreement of the future owners, it is possible to purchase the land (marked in yellow) and build a swimming pool and sauna there.

Exterior ■ The property is situated on the very edge of the village of Drage at the end of a dead-end street in an absolutely quiet environment of a traditional stabilized Croatian housing estate. ■ Restaurant and beach bars are within walking distance. ■ Directly below the apartment house is a cozy and shady pine grove and 20 meters away is a wild rocky beach with clear sea with access to the sea via a stone staircase. ■ Popular beaches in Crvena Luka, Pakostane and Pirovac are within a 10 min drive The southern sunny hillside offers an unobstructed unique view of the Adriatic sea and the Kornati Islands

Business model of cooperation We are offering the possibility of investing in a project with fully secured hotel service, maintenance and other services to ensure an easy use of the property and a rental income. ■ The local partner Pinch Hospitality provides basic services on the basis of a standard contract, such as: ■ Marketing and guest reservations ■ Cleaning and key handover ■ Basic repairs to the facilities ■ General maintenance of the property ■ Regular reporting ■ At the same time, the owners have the unlimited possibility to use the apartment for their own stays. ■ The commission for the local partner is 30 % of the net rental income. ■ With an early purchase it is possible to make client changes to the interior furnishings. Smart home features make your live more comfortable. Ground floor Apartment 1

Parking space: 1, The ground floor also includes a non-residential place (designed as a fitness room), however, in terms of subsequent use, a studio of 26 m² and a terrace of 28 m² are planned - double rental income guaranteed. Apartment 1: 43 m² + terrace 25 m² , Studio: 26 m²+ terrace 28 m² Price: €400.000 Contact: DAMIR VAROŠANEC Telephone : +385 99 733 5307 Address : Dogma Dalmatia - Šibenik Fra Jerolima Milete 3, 22000 Šibenik Email : damir.varosanec@dogma-nekretnine.com ID CODE: DA1000266

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