

## KOŽINO - LUKSUZNA NOVOGRADNJA 80M OD MORA 1. KAT, Zadar - Okolica, 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:	KOŽINO - LUKSUZNA NOVOGRADNJA 80M OD MORA 1. KAT
Property for:	Sale
Property area:	158 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	711,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2022
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### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar - Okolica
City area:	Kožino
ZIP code:	23000



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces:	2
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### Description

Description:	LUXURIOUS FIRST FLOOR APARTMENT, 80M FROM THE SEA, KOŽINO NEAR ZADAR Introducing this stunning, luxurious apartment located on the first floor of a newly constructed residential building completed in 2022, consisting of
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only 4 units. This exceptional property is situated in a tranquil location with breathtaking sea views, just 80 meters away from a pebble beach. The apartment is perfectly oriented towards the southwest, providing abundant natural light and a sense of openness. It occupies the entire floor of the first level and features a spacious kitchen and living area, 3 comfortable bedrooms, 2 elegantly designed bathrooms, and 2 hallways with built-in wardrobe space. Each bedroom boasts large sliding balcony doors, with the southwest-facing room having direct access to the main terrace in front of the kitchen and living area, there is a partition wall with an open passage for additional privacy. while the other two rooms have their own individual terraces. The bathrooms are tastefully furnished with top-quality sanitary fixtures, and the main terrace in front of the living area is pre-installed for a jacuzzi. The apartment includes a storage room in the basement measuring 13 sqm and 2 parking spaces in front of the building. The total net area of the apartment is 158 sqm, or 186 sqm gross. The construction quality is excellent, with 10cm thermal insulation. Additional features include underfloor heating and 2 air conditioning units in the kitchen and living area, as well as one unit in each bedroom, totaling 5 air conditioning units. All rooms are adorned with ceramic tiles of the same design. The apartment is equipped with PVC windows, electric shutters, and insect screens. LOCATION: Kožino is a beautiful small tourist village located near Zadar, one of the most renowned tourist destinations in Croatia. It is just 8 kilometers away from Zadar, which can be reached within a short 10-minute drive by car. Another advantage of Kožino is its proximity to Zadar Airport, situated only 20 kilometers away, as well as its accessibility to the highway, which is 25 kilometers away. Kožino is the perfect place for those seeking a harmonious blend of tranquility and the vibrant coastal lifestyle, with easy access to the city amenities and attractions offered by Zadar. Don't miss the opportunity to own this exceptional luxury apartment in Kožino. Contact me today to arrange a viewing and experience the ultimate coastal living. Contact: Vedrana Bašić Phone: +385919077396 ID CODE: DA1000057

## Additional contact info

Reference Number: 674421  
Agency ref id: DA1000057