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**Zadar, Privlaka, NEWLY BUILT
luxurious penthouse NKP 97.15 m2
with roof terrace**

Croatia, Northern Dalmatia

Price:	€ 395 000
Object type	Apartment
Market	New building
Year built	2024
Bedrooms	2
Number of rooms	2
Area	111 m2
Category	For sale



Privlaka, NEWLY BUILT luxury Villa with 6 residential units, pool for tenants only 70 m from the beach, with a beautiful open sea view located in a quiet part of Privlaka.

Apartment A202 - two-room penthouse on the second floor with a closed area of 69,1 m2, a semi-covered terrace of 10 m2 and a roof terrace of 75.00 m2 with a jacuzzi. It consists of: entrance hall, living room, kitchen and dining room with an open floor plan with access to the terrace, two bedrooms and a bathroom. It has one parking space of 12.50 m2. Total calculated NKP 111,55 m2 neto (186,00 m2 bruto).

EXPECTED MOVE-IN DATE 12/2024.

The villa has its own garden with a beautifully landscaped yard enriched with autochthonous herbs and plants to achieve the best possible Mediterranean atmosphere. During the design, care was taken to apply the original building values, such as simplicity, functionality, from which comfort and quality follow, both of the surrounding terrain - the yard and the interior space.

Each apartment has a view of the sea from beautiful comfortable terraces. One outdoor parking space is provided for each apartment in the yard. The villa has its own swimming pool for tenants in the courtyard, while the upper apartments-penthouses have their own pools-jacuzzi. When designing, the swimming pool was placed on a part of the field so as not to disturb the intimacy of the apartments.

The apartments will be built from the highest quality materials, chosen to satisfy energy efficiency, luxury and comfort. Illuminated by an abundance of natural light through large sliding balcony walls and equipped with the most modern materials.

All apartments have:

• *We work for You!* •



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- Smart Inverter air conditioning heating and cooling systems in all rooms
- Floor heating in the bathrooms
- Superior interior carpentry with full stocks of modern design and lines
- Modern six-chamber PVC exterior joinery with iso-three-layer glass and Low-e coating from the outside of renowned European manufacturers, the exterior joinery is equipped with electro-operated ALU blind drive and integrated mosquito nets
- Top quality sanitary equipment from renowned EU manufacturers
- First-class parquet and ceramics
- Preparation for the smart installation of Smart key cards for the entrance to the building
- Video intercom
- Electric vehicle charging station
- Thermo facade

All structural elements are dimensioned and will be executed according to the highest standards in earthquake engineering (9 seismic zones). This modern building of new construction is located in a quiet part of Privilaka directly by the sea, close to all the necessary amenities of urban life (shops, cafes, restaurants...).

All other information on request.

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