



**Zadar, Draženica, three-room penthouse NKP 172 m2 first row to the sea and shared pool**

*Croatia, Northern Dalmatia*

<b>Price:</b>	<b>€ 1 399 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2018
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	171 m2
<b>Category</b>	For sale



Zadar, Draženica - Borik, in the elite residential area of Draženica-Borik, a luxury penthouse in Zadar offers a unique opportunity for living in an exclusive top location by the sea, with a direct and panoramic unobstructed view of the sea.

Completely equipped with high-quality furniture, providing a perfect blend of comfort and functionality.

The surface area of the luxury penthouse extends to a total of 171.47 m2, including a spacious terrace with a panoramic sea view.

Luxuriously decorated, fully equipped down to the last detail with designer and high-quality furniture. It offers a perfect combination of comfort, functionality, and hedonism, ideal for families or those seeking a space for relaxation and enjoyment.

The closed area of the penthouse consists of an entrance/hallway, kitchen, dining room, living room, three spacious bedrooms, walk-in wardrobe, two bathrooms, and a laundry room with a total area of 131.15 m2.

The penthouse features a terrace of 81.30 m2, a storage room providing additional storage and organization space of 4.31 m2, a garage of 19.71 m2, a parking space of 12.00 m2, with a total useful area of the special part with attachments being 171.47 m2.

The penthouse has air conditioning in all enclosed spaces, underfloor heating, and a fireplace for added comfort.

Both the building and the penthouse are made and equipped with the highest quality materials. The windows are aluminum with insect screens and triple glazing, as well as electric blinds, the doors are lift-and-slide systems with the ability to open in two directions, the floors are covered with the highest quality parquet and



ID: HR-191-160544  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

premium Italian tiles. Furthermore, thermal insulation is installed on the facade, and excellent sound insulation is worth mentioning. The apartment can be accessed by an elevator to all floors in the building (direct access to the underground garage).

The complex includes a pool for the shared use of all residents, and the location is close to all necessary amenities.

The penthouse is located in a newer residential building in the first row to the sea in an exclusive top location. The property's location is in a peaceful and pleasant environment, close to all necessary amenities, making it an excellent choice for family living.

Borik is known for its well-kept sandy beaches, sports courts, restaurants, and additional recreational and entertainment facilities. It is well connected with the city center by public transport.

For more information and to schedule a viewing, we are at your disposal.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv