



**Zadar, Petrčane, two-room penthouse with a roof terrace and a view of the sea**

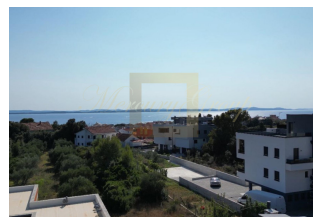
*Croatia, Northern Dalmatia*

<b>Price:</b>	<b>€ 410 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	135 m <sup>2</sup>
<b>Category</b>	For sale



**"Jednina jedinica S4" - stan koji se nalazi na drugom katu zgrade kao posrednik dila se upoređuje s drugim stiglih stanova i priloženih parkinga na području 7167, 7168 i 7169 u Zadaru, te u priloženom nazivom predloženo za prodaju.**

S4	Koristna površina - KP			Koeficijent	Koristna vanjska površina - KVP		
	Ploštinu - Plo	Stropova - Strop	Ploštinu - Ploš		Ploštinu - Ploš	Stropova - Strop	Ploštinu - Ploš
1. Uvodnik	8,67m <sup>2</sup>		1,00	8,67m <sup>2</sup>			
2. Kupaonica, kupatolnica i wc	41,23m <sup>2</sup>		1,00	41,23m <sup>2</sup>			
3. Spavaća soba 1	11,48m <sup>2</sup>		1,33	5,73m <sup>2</sup>			
4. Spavaća soba 2	13,23m <sup>2</sup>		1,00	13,23m <sup>2</sup>			
5. Dnevni boravak	3,27m <sup>2</sup>		1,00	3,27m <sup>2</sup>			
6. KUHINJA	11,48m <sup>2</sup>		0,50	5,73m <sup>2</sup>			
7. Kupaonica	8,80m <sup>2</sup>		1,00	8,80m <sup>2</sup>			
8. Spavaća soba 2	10,20m <sup>2</sup>		1,00	10,20m <sup>2</sup>			
9. Stambena za terasu	10,11m <sup>2</sup>		1,00	10,11m <sup>2</sup>			
<b>UKUPNO</b>	<b>85,76m<sup>2</sup></b>		<b>2,70m<sup>2</sup>/m<sup>2</sup></b>	<b>1,35m<sup>2</sup></b>			
10. Kupaonica	85,76m <sup>2</sup>		4,50m <sup>2</sup> /m <sup>2</sup>	381,71m <sup>2</sup>			
11. Parkingi na području 7167	13,75m <sup>2</sup>		0,20	2,75m <sup>2</sup>			
12. Parkingi na području 7168	13,75m <sup>2</sup>		1,00	13,75m <sup>2</sup>			
<b>UKUPNA PLOŠTINA S4</b>	<b>99,51m<sup>2</sup></b>	<b>100,00m<sup>2</sup></b>	<b>27,80m<sup>2</sup></b>	<b>96,51m<sup>2</sup></b>	<b>33,5m<sup>2</sup></b>	<b>5,5m<sup>2</sup></b>	
	232,88m <sup>2</sup>			136,50m <sup>2</sup>	442,18m <sup>2</sup>		



Zadar, Petrčane, two-bedroom apartment in a new building, located on the second floor of a residential building, gross floor area 135.90 m<sup>2</sup>.

Apartment S4 consists of an entrance hall, two bedrooms, bathroom, guest toilet, open concept kitchen, dining room and living room (41.03 m<sup>2</sup>), and two terraces.

Stairs lead to the roof terrace of 85.76 m<sup>2</sup> with a view of the sea.

The total area of the apartment is 135.90m<sup>2</sup> net, or 232.98m<sup>2</sup> gross.

The apartment has two outdoor parking spaces.

High-quality materials used in construction and furnishing:

PVC joinery Salamander anthracite

Styrofoam insulation 10 cm

air conditioners

mosquito nets

high-quality ceramics in all rooms

Start of construction: autumn 2024, planned completion December 2025.

More information on request.



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