

## ZADAR, PLOČA - Moderan stan sa vrtom i bazenom u izgradnji S1, Zadar.

### Flat



#### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ZADAR, PLOČA - Moderan stan sa vrtom i bazenom u izgradnji S1
Property for:	Sale
Property area:	181 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	1
Price:	409,365.00 €
Updated:	Apr 21, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Zadar
City area:	Ploče
ZIP code:	23000



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Description

Description:	ZADAR, PLOČA - Modern apartment with a swimming pool under construction A modern apartment with a garden in an urban villa under construction in the Ploča area of Zadar is for sale. The apartment with a total living area of 124.66 m <sup>2</sup> is located on the ground floor of a smaller residential building with three residential units. It consists of three bedrooms, dressing room, living room, kitchen and dining room, bathroom, additional toilet, pantry, loggia and terrace. The apartment also includes a heated swimming pool in a spacious garden with a total area of 176.01 m <sup>2</sup> , and two private parking spaces in the courtyard of the building.
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The total usable area with all attachments is 181.94 m<sup>2</sup>. The apartments are equipped with video intercoms, burglar-proof and fire-proof doors, and Alphacan PVC carpentry with Alu K walls and three-layer glass with high energy efficiency. The blinds are powered by electricity and WIFI, and mosquito nets are installed on the windows. Italian ceramics measuring 120x60 cm were used for floor coverings, and the rooms have parquet floors. Heating is air-conditioned, and all apartments have a chimney. Underfloor heating is installed in the living room and dining room. In the phase of rough construction, there is the possibility of choosing floor coverings according to the customer's wishes. The planned deadline for moving in is at the end of 2023. The facility is located in a quiet part of the town of Zadar, and the first beach is 2 km away. Zadar is an urban center and the administrative and cultural center of Northern Dalmatia. The exceptional geographical position of the city, located in the center of the Adriatic Sea, offers numerous benefits, such as the proximity of nearby cities such as Rijeka, Split and Dubrovnik, connected by the A1 highway. In the vicinity of Zadar, there are many other interesting coastal towns such as Bibinje, Sukošan, or the historic royal towns of Nin and Biograd na Moru, which delight with numerous beaches with crystal clear sea. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22997

### Additional contact info

Reference Number: 563149  
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