



101 m<sup>2</sup> Primosten, Croatia 413 312 EUR / 10 020 749 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7853</b>	Price	<b>413 312 EUR / 10 020 749 CZK</b>
Address	<b>Primosten, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>101 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>

## About real estate

We are offering for sale a modern two-bedroom apartment located on the third floor of a high-quality residential building with an elevator and garage, which includes only 11 residential units. The apartment is located in the popular seaside location of Primošten - Kamenar and offers exceptional panoramic views of the sea, the historic city center, and the surrounding area. The enclosed living area of the apartment is 71.50 m<sup>2</sup>, the total floor area including accessories is 101.21 m<sup>2</sup> and includes a covered terrace and two open terraces.

The layout of the apartment is very well designed and emphasizes airiness and functionality. The entrance area leads to two separate bedrooms, a bathroom with a toilet, and an open living space that connects the kitchen, dining room, and living room with access to a spacious terrace. This naturally extends the living area and offers an ideal place to relax with a view of the sea. The apartment also includes a garage parking space and a storage room located in the basement of the building.

The building is constructed as a reinforced concrete structure with an emphasis on long-term quality, energy efficiency, and acoustic comfort. The facade is insulated with 10 cm thick rock wool with a silicate finish. The windows and balcony doors are made of high-quality PVC profiles in anthracite on the exterior and white on the interior, fitted with argon-filled triple glazing. Insect screens and electrically controlled aluminum blinds are a matter of course. The floors throughout the apartment are finished with large-format ceramic tiles. The bathroom is completely waterproofed and equipped with Villeroy & Boch sanitary ware, Grohe / Hansgrohe faucets, and Geberit built-in systems. Electric underfloor heating is installed in the bathroom and living areas. Heating and cooling are provided by multi-split air conditioning, and hot water is heated by an Ariston electric boiler. The interior and entrance security doors are by Hörmann. The building is equipped with a Schindler passenger elevator.

The Primošten - Kamenar area is a sought-after residential area thanks to its peaceful atmosphere, minimal development, and unique sea views. The apartment is located approximately 700 meters from the beach and about 1 kilometer from the historic center of Primošten, where you will find all amenities, restaurants, cafes, and the marina. The location offers an ideal combination of privacy, tranquility, and easy access to all services, making it suitable for both year-round living and as an investment property with potential for tourist rentals. The project is scheduled for completion in the summer of 2026, with the possibility of spreading payments according to the progress of construction.