



86 m<sup>2</sup> Primošten, Croatia 362 290 EUR / 8 890 597 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7750</b>	Price	<b>362 290 EUR / 8 890 597 CZK</b> The price may vary depending on the specific location of the unit, floor, or orientation.
Address	<b>Primošten, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>86 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>		

## About real estate

We are offering for sale a spacious two-bedroom apartment located on the second floor of a modern new residential building with an elevator and underground garage, situated in the quiet residential area of Kamenar, near the picturesque center of Primošten on the Adriatic coast of Croatia.

The property stands out for its location, architecture, and high-quality construction, and offers uninterrupted panoramic views of the sea and surrounding landscape.

The apartment has a total usable area of 86 m<sup>2</sup>. The layout is very functional - it consists of an entrance hall, two bedrooms, a bathroom, a separate toilet, and a bright open-plan space with a kitchen, dining area, and living room with access to a spacious terrace overlooking the Adriatic. The apartment also includes a garage parking space and a private storage room in the basement.

The project is designed with a focus on modern style, comfort, and long-term durability. The building features a reinforced concrete structure, while interior partitions are made with double-layer drywall and mineral wool insulation. The façade is thermally insulated with 10 cm of stone wool and finished with a high-quality silicate render.

The exterior windows and doors are made from profiles of renowned brands (Aluplast, Kömmerling, Rehau, Gealan or Veka), with triple-glazed argon-filled IZO glass, mosquito screens, and electric aluminum shutters. Entrance doors to both the building and the apartment are by Hörmann - security, fire-resistant, soundproof, thermally insulated, and equipped with the option of electronic access.

All floors, including bathrooms, are covered with large-format ceramic tiles (120×60 cm). Balconies and loggias feature anti-slip ceramic tiles and modern glass railings with tinted panels.

Bathrooms are equipped with high-end sanitary ware by Villeroy & Boch, fittings by Grohe or Hansgrohe, and built-in systems by GEBERIT. Electric underfloor heating is installed in both the bathrooms and living area, while cooling is provided by multi-split inverter air conditioning units. Hot water is supplied via an Ariston electric boiler.

Planned completion: Summer 2026

Payment in stages is possible, depending on construction progress.

Primošten is a gem of Dalmatia - known for its unique Mediterranean charm, historic vineyards, and beautiful beaches, including Mala Raduča, regularly ranked among the top 10 most beautiful beaches in Croatia. This property presents an ideal opportunity for a private holiday residence or a smart investment with long-term potential.