



79 m<sup>2</sup> Zadar, Croatia 240 000 EUR / 5 818 800 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7854</b>	Price	<b>240 000 EUR / 5 818 800 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>79 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Balcony	<b>Yes</b>		

## About real estate

We offer for sale a modern two-bedroom duplex apartment (two-story) in a new-build development near the Croatian city of Zadar, featuring a beautiful sea view and its own private garden.

This spacious unit has a total interior area of 79 m<sup>2</sup> plus a 29 m<sup>2</sup> garden. It is situated in a peaceful new building with only nine apartments, located on elevated land with a gentle slope toward the sea - ensuring that nearly every apartment enjoys an unobstructed sea view. The apartment occupies the ground floor and first floor of the building and offers a very pleasant and functional layout.

On the ground floor you will find a spacious kitchen with a dining area, a living room, and a separate toilet. Stairs lead to the upper floor, which includes two bedrooms, a bathroom, and access to a covered terrace with an open sea view. The entire apartment is modern, newly constructed, comes with an energy certificate, and is ready for immediate move-in or rental.

The property includes a private garden (29 m<sup>2</sup>) and an outdoor parking space (included in the price). The whole complex is highly attractive for family holidays as well as investment in tourist rentals.

The location is ideal - just 200 meters from the sea, in the northern Dalmatia region with excellent accessibility via the modern highway. Zadar, with its historic center, shops, restaurants, and marina, is easily reachable by car. The area is perfectly connected, stretching from Biograd na Moru to the Velebit mountains, with the flat Ravní Kotari plains in the hinterland.

Zadar Airport (ZAD) is approximately 10-30 km away (depending on the exact location within the area), and the drive via the highway usually takes 15-30 minutes.