







Code :	MAF2049
Location :	Maslenica
Building size :	90 m2
Lot size :	0 m2
Distance from sea :	100 m
Number of rooms :	3
Year of built :	2022
Heating :	heat pump
Energy efficiency :	A+

Price :	329.600 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Title	Livnig area	Floor	Price
Apartment 5	109.00 m2	2 floor	350.200 €
Apartment 6	90.00 m2	2 floor	329.600 €
Apartment 3	109.00 m2	1 floor	375.950 €

New building - 2 and 3-bedroom apartments near the sea

A new building project with 6 high-quality apartments is being built on a beautiful plot of land, just 100 m from the beach. The property is located on a natural south-facing slope and each apartment has a balcony or terrace with a fantastic view of the sea and mountains.

Each of the 3 floors consists of one apartment of type 1 (109 m2) and one of type 2 (90 m2). The living space of type 1 is divided into three bedrooms, two bathrooms, living and dining area with open kitchen.

The type 2 apartments only have two bedrooms. One bedroom in both apartment types is designed as a guest suite with a separate open bathroom. All terraces and balconies are covered, equipped with a barbecue fireplace and offer enough space for sun loungers, table and chairs.

Each apartment has a basement in which the hot water boiler is located, as well as other storage options. In the outdoor area, each apartment has its own secure parking space. A 380 V socket for connecting a wall box for electric cars is also provided in the parking lot. Porcelain tile floors ensure a high level of living comfort.
The apartments are wonderfully bright and flooded with light. Natural wood parquet or stone ceramic floors ensure a high level of living comfort.
Particular emphasis is placed on quality when equipping the bathrooms. With the high-quality selection of materials from well-known brand manufacturers and cozy underfloor heating, the bathrooms become real oases of well-being.
Solid construction and the use of a highly efficient air heat pump ensure an

optimal indoor climate in all rooms. Thanks to this modern concept, your holiday apartment meets the highest Croatian energy efficiency standards.

Equipment:
• Plastic windows with insulating glazing are used
• All facade windows, balcony and patio doors have roller shutters made of an aluminum sliding profile
• The roller shutters on the balcony and patio doors/windows are electrically operated
• White, plastic-coated interior doors with fittings are installed
• The apartment entrance doors are designed to be soundproof and secured by a door intercom with an integrated video surveillance system
• The bathrooms are equipped with underfloor heating and room temperature controllers
• There is a washing machine connection in one of the apartment bathrooms
• The showers with stainless steel inlets are tiled flush with the floor.
Low-voltage lights are installed in the ceiling
All rooms have high-quality porcelain tiled floors.
• The ceiling height is approximately 2.60 m.
The apartment is equipped with a large number of electrical switches and sockets
• There are telephone connections in each residential unit, as well as structured satellite/TV internet cabling in the living and sleeping areas
• Each apartment is air-conditioned by a highly efficient air heat pump system. The temperature is controlled individually in each room
• An extension of the hot water preparation by a solar thermal system is planned and can be additionally installed by the owner
• The electricity and water consumption is measured per apartment
• Chimney connections are provided in the living areas, which allow for the later addition of warm air fireplaces
• Depending on the type of apartment, all residential units have one or two balconies or terraces. In addition, the ground floor apartments have a garden area, which is partially even decorated with an olive tree
• Each apartment has a parking space in the courtyard.

• The shared garden areas are watered by a computer.
• The heated skimmer pool (8×3 m) has LED spotlights and a pool cover

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