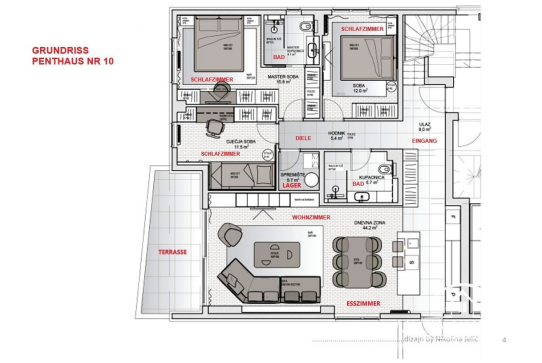
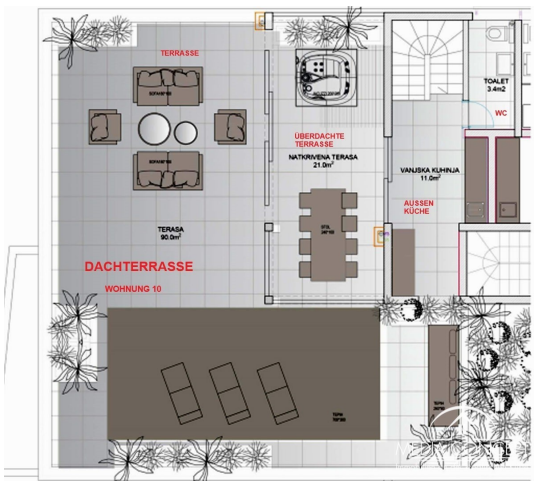










Code :	MAF2367
Location :	Zadar
Building size :	191 m2
Lot size :	0 m2
Distance from sea :	350 m
Number of rooms :	3
Year of built :	2023
Heating :	underfloor heating
Energy efficiency :	processing

Price :	850.000 €

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

Title	Livnig area	Floor	Price
Apartment 11	191.00 m2	3 floor	850.000 €
kitchen + dining room + living room	42.77 m2	-	-
bathroom	5.02 m2	-	-
bathroom	3.95 m2	-	-
bedroom	15.76 m2	-	-
bedroom	9.96 m2	-	-
bedroom	11.14 m2	-	-
floorboard	10.98 m2	-	-
WC	3.50 m2	-	-
kitchen	5.00 m2	-	-
stairs	5.20 m2	-	-
balcony	21.68 m2	-	-
terrace	20.73 m2	-	-
terrace	17.75 m2	-	-
chamber	3.06 m2	-	-
garage	8.18 m2	-	-

penthouse apartment in the best location in Zadar

Zadar is a destination that is easily accessible by all means of transport. It has a good transport infrastructure that connects it directly with other major cities in Croatia and Europe. The proximity of the airport makes it an easily accessible destination for visitors from further destinations.
The building is located in Borik, one of the most prestigious and attractive places in Zadar, and is an excellent location surrounded by restaurants, shops, bars, marinas, numerous sandy and pebble beaches and all the necessary amenities for a comfortable life.

The building itself is equipped with a low-noise elevator from the basement (garage and storage room) to the apartments. Due to the equipment with smart devices, the apartment falls into the category of "smart apartments". This means that you can use your mobile phone to, for example, regulate the temperature in the apartment, lower and raise blinds, etc. It has a spacious balcony with large glass walls in the living room and large windows that provide plenty of light throughout the day. The balconies are equipped with sliding shutters that ensure privacy and an undisturbed stay on the balcony. Glass walls and windows are made of aluminum with three-layer glass with built-in mosquito nets and electric blinds. Blinds with pivoting aluminum slats are built into the balcony walls, which allow for dosed light distribution in the room. Air conditioning is installed in each room. In each room, i.e. in the entire apartment, underfloor heating with hot water preparation is also installed. The walls are covered with double plasterboard (Knauf) filled with mineral wool for better thermal and sound insulation. The ceiling is lowered, also lined with Knauf and equipped with integrated lighting. High-quality, large-format tiles were used for the cladding of the bathrooms. The floor of the living room, the floor of the hallway and the stairs to the roof terrace are covered with marble, the living room and the rooms with first-class oak parquet. The entrance door is burglar-proof and fire-resistant.

The apartments have private internal stairs leading to the roof terrace, which offers a beautiful panoramic view of the Zadar islands and the city of Zadar itself. The roof terrace itself is very spacious and, apart from the open part, consists of two rooms, one of which is a kitchen and the other a toilet. In addition, part of the roof terrace is intended as a winter garden, which can be covered and glazed. The winter garden is equipped with a TV connection and air conditioning. There are also all the necessary installations for installing a jacuzzi. In addition to the indoor jacuzzi installation, there is also an outdoor jacuzzi installation. An outdoor shower is also installed. All this together enables the functionality of the roof terrace as a separate living unit, i.e. its independence from the apartment itself and a comfortable stay on it regardless of weather conditions.

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