



Code :	MAF2552
Location :	Zadar
Building size :	88.56 m2
Lot size :	0 m2
Number of rooms :	2
Year of built :	n/a
Heating :	underfloor heating
Energy efficiency :	processing

Price :	450.000 €

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

Title	Livnig area	Floor	Price
flat A	88.00 m2	Ground floor	450 €

EXCLUSIVE LUXURY APARTMENTS

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Ground-floor apartment with swimming pool
Contemporary Architecture, Exceptional Construction Quality & Premium Finishes

PROJECT OVERVIEW
This exclusive residential development comprises two contemporary buildings, each featuring six luxurious apartments, offering a total of twelve premium residential units.

The development stands out for its sophisticated architectural design, exceptional construction quality, carefully selected materials, and outstanding attention to detail.

Each building consists of three residential levels:

Ground Floor: Exclusive apartments featuring private gardens and individual swimming pools.

First Floor: Luxurious apartments with dedicated private garden areas and individual swimming pools.

Second Floor: Exclusive penthouse apartments featuring expansive private terraces.

Every aspect of the project has been thoughtfully designed to combine contemporary aesthetics, superior functionality, privacy, and exceptional residential comfort.

Special attention has been given to creating a seamless connection between indoor and outdoor living spaces, embracing the essence of refined

Mediterranean living.

CONSTRUCTION QUALITY & FACADE DESIGN

Premium white Baumit facade system, featuring 15 cm of thermal insulation.

Selected facade sections are finished with exclusive black porcelain cladding featuring an elegant mirror effect.

All external boundary walls are clad in premium natural stone sourced from the Croatian island of Brač.

Contemporary architecture characterized by clean lines, expansive glass surfaces, and meticulously selected exterior finishes.

PRIVATE GARDENS & SWIMMING POOLS

Ground-floor and first-floor apartments feature their own private landscaped gardens and individual swimming pools.

Swimming pools are finished with high-quality glass mosaic tiles.

Pool edges feature solid natural Brač stone coping, 5 cm thick.

Garden pathways and uncovered terraces are paved with premium Semmelrock paving slabs.

Private gardens are professionally landscaped according to a dedicated landscape design, incorporating Mediterranean plants and palm trees.

PREMIUM WINDOWS, PANORAMIC GLAZING & SUN PROTECTION

High-performance SCHÜCO ASE 60 panoramic lift-and-slide doors, extending from floor to ceiling.

Large glass surfaces fitted with Reflex Grey tempered and laminated safety glass.

Contemporary sliding aluminium shutters installed on the terraces.

Expansive panoramic glazing maximizes natural daylight and creates an elegant, seamless transition between indoor living areas and outdoor spaces.

UNDERFLOOR HEATING & AIR CONDITIONING

Comprehensive underfloor heating throughout every apartment.

Complete air-conditioning systems in all residential units.

Modern technical installations designed to provide optimal indoor comfort and a pleasant living environment throughout the year.

PREMIUM FLOORING & WALL FINISHES

Interior Living Spaces

All interior floors are finished with luxurious Spanish Golden Blanco porcelain tiles, in an impressive 120 × 120 cm format.

The large-format porcelain flooring enhances the sense of space, elegance, and contemporary sophistication throughout the interiors.

Bathrooms

Bathroom walls are clad in premium Spanish Golden Blanco porcelain tiles, measuring 60 × 120 cm.

Contemporary walk-in showers feature non-slip Golden Blanco mosaic tiles, measuring 30 × 30 cm.

Terraces & Balconies

All terraces and balconies are finished with premium, non-slip Spanish Golden Blanco Matt porcelain tiles, measuring 60 × 120 cm.

Carefully selected exterior finishes combine sophisticated aesthetics with durability, weather resistance, and ease of maintenance.

EXCLUSIVE BATHROOM FITTINGS & SANITARY EQUIPMENT

Premium concealed bathroom fittings by the internationally renowned manufacturer Hansgrohe.

High-quality TECE concealed toilet cistern systems.

Toilet seats equipped with soft-close mechanisms for smooth and silent operation.

Elegantly designed bathrooms featuring carefully coordinated premium sanitary fittings and refined finishing materials.

PARKING & ELECTRIC VEHICLE CHARGING

An electric vehicle charging station is installed in the parking area.

Modern, future-oriented infrastructure designed to accommodate the growing demand for electric mobility.

LANDSCAPING & EXTERIOR LIGHTING

The entire outdoor area is enhanced by modern, energy-efficient LED lighting.

Beautifully designed Mediterranean gardens featuring carefully selected plants and palm trees.

Landscaping is carried out in accordance with a dedicated landscape architecture project.

Premium natural stone finishes, carefully coordinated materials, and thoughtfully designed outdoor spaces create a harmonious and exclusive residential environment.

Particular attention is given to privacy, aesthetics, and the quality of outdoor living.

AN EXCEPTIONAL STANDARD OF LUXURY LIVING

This exclusive residential development represents a sophisticated combination of contemporary architecture, prestigious European brands, premium natural materials, and exceptional living comfort.

Private swimming pools, spacious terraces, beautifully landscaped Mediterranean gardens, and meticulously selected premium finishes create an extraordinary residential atmosphere.

Every detail has been designed to offer an outstanding balance of elegance, functionality, privacy, and refined comfort.

An exceptional residential development for discerning buyers who appreciate superior quality, timeless design, privacy, and the exclusivity of luxury Mediterranean living.

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