ISTRIA ADRIA
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Code :	11710
Location :	Privlaka
Building size :	133 m2
Lot size :	260 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 530.000 €

Privlaka – House with Pool in Prime Location Near the Beach and Marina

This modern property with a private pool is located in Privlaka in an excellent position, only approx. 160 meters from the beach and the marina. The combination of proximity to the sea, a quiet setting and good infrastructure makes this property particularly attractive – as a holiday home, second residence or for tourist rental.

Key highlights:
– Prime location in Privlaka, approx. 160 m to the beach and marina
– Plot size approx. 260 m²
– Net living area 133.24 m²
– Private pool approx. 13 m²
– 4 bedrooms, 2 bathrooms
– Covered terrace approx. 13 m²
– Garden with pool and direct access from the living area

The house offers a well-designed and functional layout.
On the ground floor there is a storage room, one bedroom (alternatively usable as an office or guest room) and an open-plan living and dining area with kitchen and direct access to the garden with pool.

The upper floor features three bedrooms, two bathrooms and a covered terrace of approx. 13 m², providing additional sheltered outdoor space.

The property combines location, comfort and flexible usage

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options and is suitable for both owner-occupiers and investors.

Purchase price: €530,000
Service fee: 3.75% incl. 25% VAT

Viewings and service
Viewings are possible at any time by prior appointment.
A viewing takes place after signing a brokerage agreement in accordance with data protection regulations and the Real Estate Brokerage Act.
We provide personal support in German and Croatian and accompany you through the entire purchasing process, including all necessary administrative procedures.

Not the right property?
Further real estate offers can be found at:
https://istria-adria.com/

Feel free to contact us directly – we will support you in finding the right property tailored to your needs.