

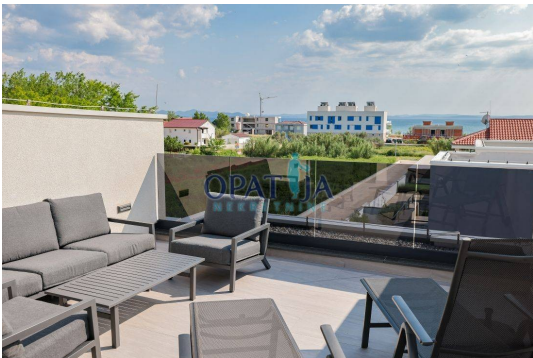
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11887
Location :	Privlaka
Building size :	88 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	2024

Price : 299.000 €

Modern terraced house in Privlaka – rooftop terrace with sea view, garden – 200 m to the beach

This well-maintained terraced house in Privlaka near Zadar combines a prime beachside location, private outdoor areas and a smart three-level layout. Only approx. 200 meters from the sea and beach, the property is ideal as a holiday home in Croatia, for short-term rentals or as a permanent residence on the Dalmatian coast.

With approx. 88 m² of living space plus a private garden, terraces and a rooftop terrace, the house offers significantly more privacy and comfort than a standard apartment.

Layout

Ground floor:

- Spacious entrance and hallway
- Storage room / pantry
- Guest WC with shower
- Underfloor heating
- Kitchen and living room with direct access to the terrace and private garden

First floor:

- Two bedrooms
- Bathroom
- Hallway

Second floor:

- Fully equipped indoor kitchen
- Large rooftop terrace with sea view – ideal as a summer kitchen or lounge area

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Private outdoor areas including garden and covered terrace create additional living space. A private parking space is included.

Features & key facts

- Terraced house over three levels
- Living area approx. 88 m²
- Two bedrooms
- Underfloor heating on ground floor
- Rooftop terrace with sea view
- Fully equipped kitchen on upper floor
- Private garden approx. 30 m²
- Covered terrace approx. 7.30 m²
- Private parking
- Distance to the sea approx. 200 m

The house is categorized for 4-star rental and is lovingly furnished and sold with high-quality modern furniture, dishes and all items needed for daily living.

Purchase price: €299,000 + 3.75% agency commission (incl. VAT)

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