

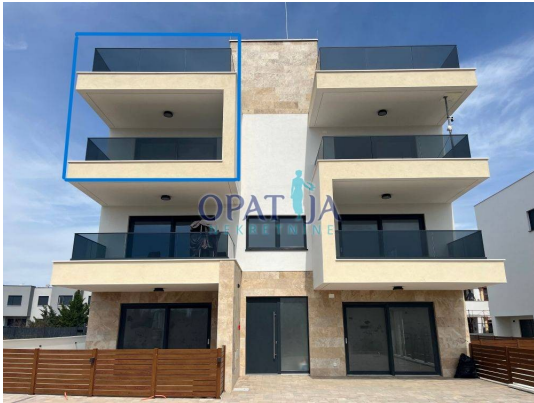
ISTRIA ADRIA

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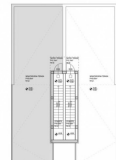
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Villa Astoria
A-201 111,2 m²

2 - BEDROOMS
2 - FLOOR
SOUTHWEST

	m ²	roof	net m ²
Corridor	8,00		8,1
Bathroom	4,80		4,8
Living room	34,00		34,2
Covered balcony	10,75	0,5	5,50
Roof terrace	75,00	0,25	16,75
Bedroom 1	11,80		11,8
Bedroom 2	10,00		10
Internal staircase	5,00		8
Loggia on the roof	10,00	0,75	7,5
Parking	12,50	0,2	0,5
TOTAL	188,30		111,2



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Code :	12496
Location :	Privlaka
Building size :	107 m ²
Garden size :	0.00 m ²
Floor :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 364.000 €

Privlaka - Exclusive apartment on the 2nd floor S-201 with rooftop terrace and sea view, only 150 m from the sea

In a sought-after location in Privlaka, this high-quality and stylishly equipped apartment on the second floor is situated - ideal for people who value quality, comfort, and a prime environment.

Only approx. 150 meters from the sea and in close proximity to restaurants, cafés, and shops, this property offers peaceful living with excellent infrastructure.

The apartment is a newly built property (year of construction 2025) and offers a net living area of approx. 107 m². A special highlight is the spacious rooftop terrace of approx. 75 m² with a beautiful sea view, providing additional space for relaxation.

The layout is functional and well designed. The apartment consists of two bedrooms, a hallway, an open-plan kitchen with living and dining area, a bathroom, and a terrace.

The equipment is of a high standard. High-quality materials have been used, including products from renowned manufacturers Villeroy & Boch and Hansgrohe. Underfloor heating is installed in the bathroom. The apartment features a security entrance door and includes a private parking space.

Another advantage is the connection to the public water supply and sewage system.

The residential complex also features a shared swimming pool

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available to all owners.

Price: €364,000 + 3.75% agency commission (incl. VAT)

Your advantage with My Dalmacia

We guide you bilingually (DE/HR) through the entire purchase process - from the first viewing to the handover of the keys - ensuring a secure, transparent, and professional transaction.

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We look forward to your inquiry!