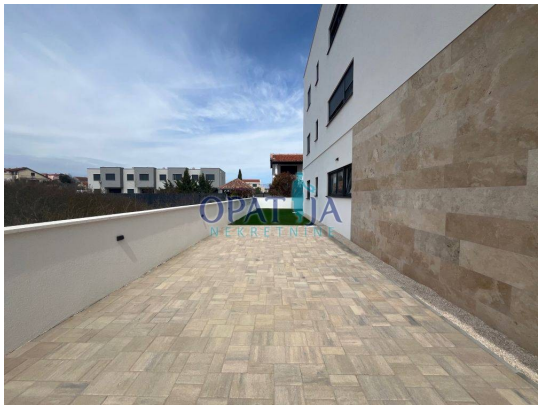
**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
**e-mail: info@istria-adria.com**
**web: istria-adria.com**
**info: +386 59 200 071**










| | |
|---|---|
| **Code :** | 12499 |
| **Location :** | Privlaka |
| **Building size :** | 89 m2 |
| **Garden size :** | 0.00 m2 |
| **Floor :** | Ground floor |
| **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 : 285.000 €

Privlaka – Exclusive ground floor apartment S-001 with private garden, only 150 m to the sea

This high-quality and stylishly equipped ground floor apartment is located in a sought-after area of Privlaka – ideal for those who value quality, comfort, and a prime location.

Only approx. 150 meters from the sea and within immediate 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. 89.45 m² as well as a private garden of approx. 124.39 m².

The layout is well thought out and functional. The apartment consists of two bedrooms, a hallway, an open-plan kitchen with living and dining area, a bathroom, and a terrace with direct access to the garden.

The equipment meets high standards. High-quality materials have been used, including branded fittings from Villeroy & Boch and Hansgrohe. The bathroom features underfloor heating. The apartment is equipped with a security entrance door and includes a private parking space.

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

Additionally, the residential complex features a shared swimming pool available to all owners.

**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
**e-mail: info@istria-adria.com**
**web: istria-adria.com**
**info: +386 59 200 071**

Price: €285,000 + 3.75% agency commission (incl. VAT)

Your advantage with My Dalmacia
We guide you through the entire purchase process in German and Croatian – from the first viewing to the handover of the keys – ensuring a secure and professional transaction.

More properties:
www.istria-adria.com

For viewings or further information, feel free to contact us.
We look forward to your inquiry!