**ISTRIA ADRIA**
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|---|---|
| **Code :** | 15513 |
| **Location :** | Privlaka |
| **Building size :** | 96 m2 |
| **Lot size :** | 154 m2 |
| **Garden size :** | 0.00 m2 |
| **Number of floors :** | 2 |
| **Number of bedrooms :** | 4 |
| **Number of rooms :** | 6 |
| **Number of bathrooms :** | 2 |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | Not specified |
| **Year of construction :** | 2006 |

Price : 430.000 €

Only about 100 meters from the beach is this well-maintained house with two residential units in an attractive location in Privlaka. The property offers two completely separate apartments, each with its own external entrance, and is ideal as a vacation home, multi-generational home or investment with very good tourist rental options. There are a total of 6 rooms, including 4 bedrooms and 2 bathrooms, on approximately 110 m² of living space. Both housing units provide privacy and flexible possibilities of use – for own needs, renting or a combination of both. The land of about 154 m² is easy to maintain and has a spacious terrace for relaxation. The roof was completely renovated in 2023, so the property is in a neat and well-maintained condition. The location stands out for its immediate proximity to the sea, while the town center is only about 1 km away. Shops, restaurants and other facilities needed for everyday life are quickly accessible. Zadar airport is about a 40-minute drive away. This property combines proximity to the beach, sea view and flexible usage options - a rare opportunity in one of the most popular coastal regions of Dalmatia.

Equipment

- Air conditioner
- Terrace
-2 separate apartments with their own external entrance
- Furnished
- Outdoor parking space
-Connection to the city water supply
-Sewerage is located in front of the land and it is only necessary to connect it
-The roof was renovated in 2023

Purchase price: €430,000 + 3.75% agency commission including

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