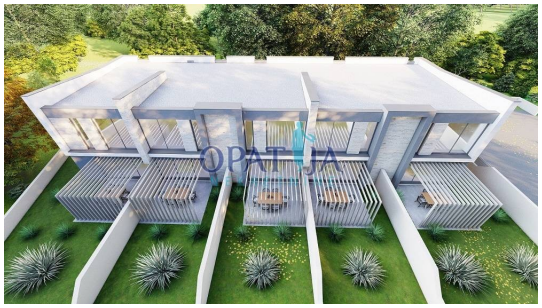
ISTRIA ADRIA
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Code :	05505
Location :	Privlaka
Building size :	108 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 346.048 €

The newly built terraced house B S3 in Privlaka, constructed in 2025, is located just 300 meters from the sea. It features a living area of 108.14 m² and a private garden of 34 m². The terraced house offers the perfect combination of comfort, modern construction, and functionality. Additionally, the property includes two parking spaces, making it an excellent choice for those seeking a home close to nature with all amenities.

Ground Floor:
Covered entrance providing additional protection from the weather.
A hallway leading to other rooms on the ground floor.
Bathroom with modern sanitary facilities.
Utility room for added convenience.
Open kitchen, dining room, and living room create a bright and spacious area, ideal for family gatherings and socializing.

First Floor:
Three bedrooms providing comfort and privacy for each family member.
Bathroom with high-quality fittings.

High-Quality Construction:
The house is built with carefully selected and high-quality materials that ensure durability, energy efficiency, and aesthetics.

Location and Amenities:
This property is particularly attractive to families with children due to its proximity to all essential amenities:

School and kindergarten are within walking distance, making daily life easier for parents.
A doctor, pharmacy, and various shops for daily needs are

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nearby.
Gastronomy enthusiasts can enjoy excellent restaurants, while the promenades and beaches in the vicinity invite relaxation and leisure.
This house offers the perfect blend of modern architecture and family living, providing a peaceful stay near all necessary amenities. It is the perfect home for a family wanting to live near the sea, surrounded by nature and urban conveniences!

Sale Price: 346,048.00 € plus brokerage fee of 3.75% (including VAT).

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Note:
Location details are exclusively available to registered clients. On-site viewings can be arranged at any time. We are also happy to assist with administrative procedures.
The purchase process and support are conducted in both German and Croatian.

Important Note:
Property viewings are only possible with a signed brokerage contract in accordance with the provisions of the Data Protection Act and the Real Estate Brokerage Act.