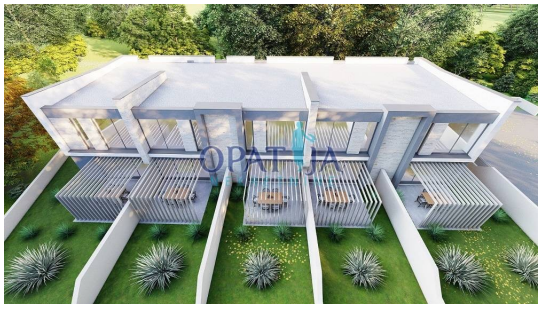
ISTRIA ADRIA
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Code :	05506
Location :	Privlaka
Building size :	108 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 345.728 €

The newly built terraced house B S2 in Privlaka, constructed in 2025, is located just 300 meters from the sea. It features a living area of 108.04 m² and a private garden of 33 m². This 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 necessary amenities.

Ground Floor:
Covered entrance providing additional protection from the elements.
A hallway leading to other rooms on the ground floor.
Bathroom with modern sanitary facilities.
Utility room for added convenience.
Open kitchen, dining, and living area offering a bright and spacious setting, 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, high-quality materials, ensuring durability, energy efficiency, and aesthetics.

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

Schools and kindergartens are within walking distance, making daily life easier for parents.
Nearby are a doctor, pharmacy, and various shops for daily needs.
Gastronomy enthusiasts can enjoy excellent restaurants, while

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the promenades and beaches nearby invite relaxation and leisure.
This house represents the perfect blend of modern architecture and family living, offering a peaceful stay close to all necessary amenities. It is the ideal home for a family wishing to live near the sea, surrounded by nature and urban conveniences!

Sale Price: €345,728.00 plus a brokerage fee of 3.75% (including VAT).

More properties can be found here: https://istria-adria.com/
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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 processes.
The purchase process and support are provided in German and Croatian.

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