

## ISTRIA ADRIA

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<b>Code :</b>	05507
<b>Location :</b>	Privlaka
<b>Building size :</b>	109 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Energy efficiency :</b>	Not specified

**Price :** 351.488 €

The newly built terraced house B S1 in Privlaka, constructed in 2025, is located just 300 meters from the sea. It has a living area of 109.84 m<sup>2</sup> and a private garden of 51 m<sup>2</sup>. 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 the 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, perfect 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.

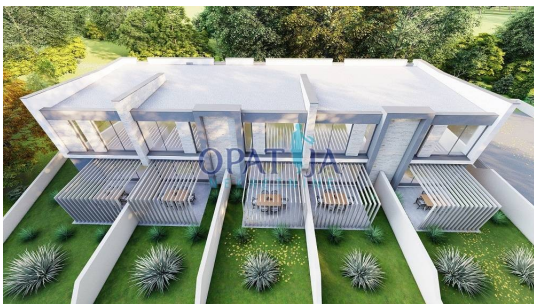
### Location and Amenities:

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 the promenades and beaches nearby invite relaxation and



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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: €351,488.00 plus a brokerage fee of 3.75% (including VAT).

More properties can be found here: <https://istria-adria.com/>  
Not what you're looking for? Contact us for personalized assistance in finding your property!

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.