

**For sale**  
**Apartment**  
**Povljana, 104.00 m2**  
**2 305 356.00 HRK**  
**306 000.00 EUR**

**Location:** Zadarska, Povljana, Povljana  
**Apartment type:** in an apartment building  
**Number of floors:** duplex  
**Number of rooms:** 4-room  
**Floor:** loft  
**Total number of floors:** 2  
**Living area:** 94,73 m2  
**Net area:** 104,30 m2  
**Year of construction:** 2020  
**Furnishing and condition:** unfurnished  
**Number of parking spaces:** 1  
**Balcony/Loggia/Terrace:** balcony, terrace  
**Energy class:** A  
**Possibility of replacement:** no possibility of replacement for another estate  
**Agency commission:** buyer does not pay broker commission

- luxury duplex suite, 1st row to the sea with a beautiful terrace and a view of the sea and islands
- very high-quality construction and materials and built-in equipment of the highest quality
- proper ownership documentations without the burden of the bank
- the suite has 2 big terraces, a living room with a kitchen and a dining space, two bedrooms with bathrooms and toilets and a gallery as a bedroom with a separate toilet and bathroom, terrace on the north side, storage, and outdoor parking space
- there is a possibility of separating into two apartments with a front which has two bedrooms with a large terrace and a studio apartment on the inside with its own small terrace
- possibility of choosing tiles, parquet, and sanitary ware



#### Heating

- heating system: heating, air conditioning and ventilation system
- air conditioning: yes

#### Object data

- new construction
- city water supply
- city sewer

#### Permits

- certificate of ownership
- building permit

#### Type of parking

- outdoor uncovered spot

#### Functionalities and other features

- security doors
- electric blinds
- shower cabin

#### Orientation of the apartment

- south

#### Bathroom and toilet

- number of bathrooms with toilets: 3

#### Other objects and areas

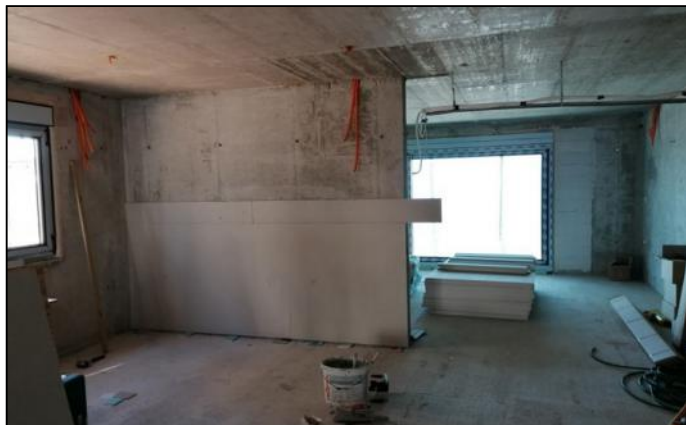
- storage / shed

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DEU: RAUMVERMESSUNG UND WOHNFLÄCHEN Wohnung m		RU: ОПИСАНИЕ И ПЛОЩАДИ ПОМЕЩЕНИЙ апартамент м	
6.1 Terrasse 1	24,62 m²	6.1 терраса 1	24,62 m²
6.2 Wohnraum mit Küche und Essraum	30,39 m²	6.2 гостиная с кухней и столовой	30,39 m²
6.3 Flur	6,62 m²	6.3 коридор	6,62 m²
6.4 Badzimmer 1	5,76 m²	6.4 ванная комната 1	5,76 m²
6.5 Schlafzimmer 1	8,99 m²	6.5 спальня комната 1	8,99 m²
6.6 Schlafzimmer 2	12,05 m²	6.6 спальня комната 2	12,05 m²
6.7 Badzimmer 2	4,79 m²	6.7 ванная комната 2	4,79 m²
6.8 Terrasse 2	4,08 m²	6.8 терраса	4,08 m²
6.9 Treppenhause	1,79 m²	6.9 лестничная клетка	1,79 m²
6.10 Galerie	22,36 m²	6.10 галерея	22,36 m²
<b>Summe</b>	<b>94,79 m²</b>	<b>Результат</b>	<b>94,79 m²</b>
6 Abstellraum (im Keller)	14,34 m²	6 кладовая (в подвале)	14,34 m²
Parkplatz	12,00 m²	парковочное место	12,00 m²

