



82 m<sup>2</sup>   Zadar, Croatia   321 815 EUR / 8 140 310 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>BO-1</b>	Price	<b>321 815 EUR / 8 140 310 CZK</b>
Address	<b>Zadar, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>82 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>		

## About real estate

We offer for sale a three bedroom apartment of 82 sqm in a newly built luxury project, located in the heart of Borik - an emerging district of Zadar.

This apartment is located on the ground floor and offers a spacious terrace with access to the communal garden. There are also two bedrooms, a bathroom, a guest toilet, a utility room and a spacious living room connected to the dining room and kitchen. The interior reflects the principles of sustainability with smart home features available to its residents. Thanks to the large aluminium windows, the apartment gets plenty of natural light, while the electrically controlled blinds allow for possible blackout. The standard of the entire project is of a very high standard, with air conditioning, underfloor heating and smart home as a matter of course.

The architecture and design of the building honours the traditional local Adriatic building style, its elements integrated with new trends combined with Swiss innovative technologies. The whole complex is connected by green areas with a park and a children's playground. Parking is provided in the underground garages in the basement, where there are also storage spaces.

The location of the project is unique, it is located a short walk from the local beach and marina, and you can reach the historic center of Zadar within 10 minutes by a pleasant walk along the sea. In addition, Borik offers plenty of great restaurants, shops and there is also the renowned 5\* Falkensteiner Hotel, which has a great spa and wellness area open to the public. The project also includes a shopping mall where residents can not only buy groceries, fresh baked goods, drugstore, but also use the gym, spend time in a cozy restaurant with a wonderful view of the sea coast and the local marina.

The project is scheduled for completion in 4Q 2024.

The visuals are for illustrative purposes only.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
BO-1	3 + kitchenette	ground floor	82 m <sup>2</sup>	Yes / No / No	No	8 140 310 CZK
BO-2	3 + kitchenette	3rd floor	101 m <sup>2</sup>	76 m <sup>2</sup> / No / No	No	13 703 819 CZK
BO-3	4 + kitchenette	ground floor	109 m <sup>2</sup>	88 m <sup>2</sup> / No / No	No	10 763 705 CZK