

Apartment

Znjan, Dalmatia



Ref	RE-LB-IRO2093
Type	Apartment
Region	Dalmatia > Split
Location	Znjan
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	107 sqm
Plot size	496 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 385 000

Spacious apartment in Split which can be a perfect alternative to the purchase of the house!

The property is located in the southeast of the city of Split, 2 km from the coast (5 minutes by car). The apartment and yard offer a view of Klis, the fortress and the beautiful Mosor mountain.

The nearby beach "Žnjan" is currently under renovation and will be beautiful, decorated with numerous amenities by the fall of 2024.

This unique ground floor apartment has land around (250 m² - currently parking and lawn, and 246 m² maintained part of the yard with a large terrace on the southern part).

In the apartment of 107 sq.m. in total, the preparations have been made for sub-division, so that two smaller apartments can be created, suitable for renting, especially for the purpose of apartments.

The size and value of the land around the house is enormous, which is currently highly valued in the city of Split.

The apartment is located on the ground floor, with its own yard, a terrace on the southern part and a large yard on the northern part.

The apartment has 107 m², 3 bedrooms, 2 bathrooms, an entrance hall and a spacious living room with an open kitchen, large glass walls and access to a covered terrace.

The apartment has been completely renovated (installations, water, electricity, insulation, heating with the existing two air conditioners), with new windows and glass walls with double glazing, mosquito nets and blinds on all windows.

The apartment comes with a storage room of 4 m².

Opposite is the Mall of Split, and a kindergarten, school, shops, notary public, lawyer, bakery, cafe and restaurant are all accessible on foot in 3 minutes.

It is ideal for young families looking for peace, easily accessible swimming on the coast, impeccable parking, and a school, kindergarten (on foot for children), shops, entertainment and more parking spaces.

The land belonging to the apartment can be used for various purposes, such as renting, building a small apartment building, small business premises, barbecue, swimming pool, children's playground and of course, gardening, orchard, etc.

The apartment can also be bought with a loan, given that all the necessary documents are available (apartment in a condominium, energy certificate, etc.).

Ownership is properly 1/1.

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The owners (the first owners) are moving to their house in the hills above Split, since their children are already grown up and in college.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3598 €

Average price/m² of this type
in this region:
5117 €

Median price/m² of this type
in this region:
3968 €

Average price/m² of this type
in Croatia:
4461 €

Median price/m² of this type
in Croatia:
4125 €

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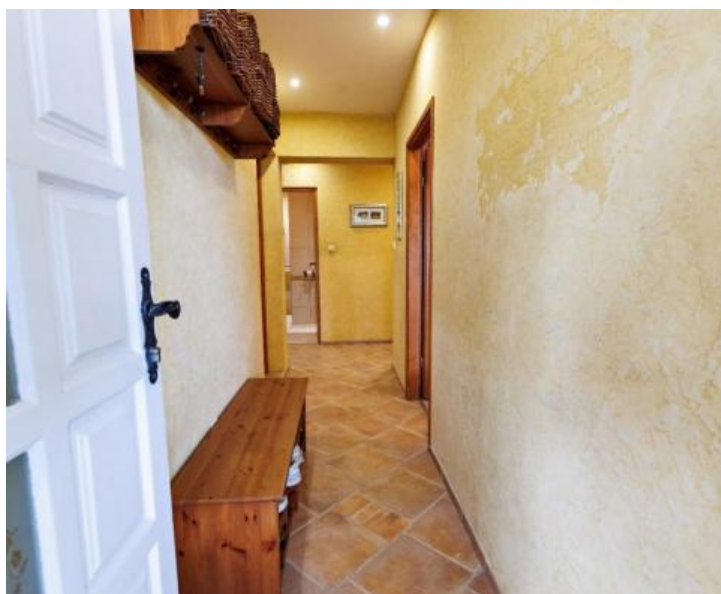
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