

New development

Razanj, Dalmatia



Ref	RE-LB-IRO2176
Type	New development
Region	Dalmatia > Šibenik
Location	Razanj
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	77 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 354 942

New development

Razanj, Dalmatia



In the picturesque town of Ražanj, a mere 50 meters from the crystal-clear sea, stands a newly constructed edifice with apartments of unparalleled luxury.

This summer residence, strategically placed, finds itself within a five-minute walk of excellent restaurants, charming cafes, and well-stocked supermarkets. The cities of Primošten and Trogir lie within a half-hour's drive, while the neighboring town of Rogoznica is but ten minutes away by carriage.

The building is part of an exclusive enclave, comprising three small yet harmonious structures.

Within this building are five apartments, distributed across three floors. Each apartment boasts a terrace or front garden with direct views of the sea, allowing residents to revel in the splendid surroundings. Additionally, the residents may avail themselves of a private heated pool, adding a layer of luxury and relaxation.

Each apartment includes a singular parking space within the garage.

The high calibre of design, materials, and construction promises the enduring value of this property. The apartments are furnished with Villeroy & Boch sanitary ware, Hansgrohe faucets, oak flooring, aluminum windows with electric external blinds, and air conditioning, all adhering to the most exacting standards.

Apartment A2-2, occupying 77.41 square meters, is situated on the second floor. It consists of a hallway, a bedroom, a bathroom, a kitchen with a dining room, and a spacious open-concept living room. The living room extends to a terrace with a breathtaking view of the sea.

The construction is anticipated to reach completion by February 2026, with the possibility of moving in shortly thereafter.

Apartments available for acquisition are as follows:

1ST FLOOR

- A1: 83.51 m²; 2 bedrooms, bathroom, toilet, balcony, garden 59.50 m². Price: €476,345.
- A2: 64.91 m²; hallway, 1 bedroom, bathroom, balcony, garden 26 m². Price: €344,555.

2ND FLOOR

- A1: 96.02 m²; 2 bedrooms, bathroom, toilet, balcony. - RESERVED
- A2: 77.41 m²; 1 bedroom, bathroom, balcony. Price: €354,942.

New development

Razanjski, Dalmatia



3RD FLOOR

- A1: 178.70 m²; 3 bedrooms, 2 bathrooms, toilet, terrace. - RESERVED

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.

Property advantages:

Garage
Garden

New development

Razanj, Dalmatia



Price per m²:
4.610 €

Average price/m² of this type
in this region:
4.481 €

Median price/m² of this type
in this region:
4.199 €

Average price/m² of this type
in Croatia:
4.587 €

Median price/m² of this type
in Croatia:
4.261 €

New development

Razanj, Dalmatia



New development

Razanlj, Dalmatia



New development

Razanlj, Dalmatia



New development

Razanlj, Dalmatia

