

Apartment

Split, Dalmatia



Ref	RE-LB-IRO2377
Type	Apartment
Region	Dalmatia > Split
Location	Split
Front line	No
Sea view	No
Distance to sea	400 m
Floorspace	152 sqm
Plot size	280 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	Price upon request

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A luxury apartment is for sale in the heart of Split, just a two-minute walk from the UNESCO-protected Diocletian's Palace and the city's main attractions.

A true alternative to a luxury villa in the centre of the city.

This exclusive property stands out not only for its prime location but also for its private garden with a heated swimming pool—an exceptional rarity in the city center.

The popular Bačvice and Ovčice beaches are just a 10-minute walk away, while Split Airport is conveniently located 25 kilometers from the property.

Spanning 152 m², the apartment is currently designed as a boutique mini-hotel with six luxury rooms, offering an ideal opportunity for continued rental income. Each room is furnished with a box spring bed, desk, safe, minibar, and private bathroom. Some rooms provide stunning city views, while others overlook the peaceful private garden. One room features a separate entrance, ensuring additional privacy.

The highlight of this property is its breathtaking 280 m² garden, a true urban oasis featuring a **heated outdoor swimming pool**, a six-person jacuzzi, sun loungers, a relaxation area, and an outdoor seating space. This level of tranquility and privacy is virtually unmatched in Split's historic center.

With minor adjustments, the apartment can be transformed into a luxurious family home with four bedrooms by converting two of the existing rooms into a spacious living area and a modern kitchen.

This property presents a rare investment opportunity, whether as a private luxury residence or a profitable tourist rental. Its unbeatable location, exclusive garden, and premium amenities make it a one-of-a-kind offering in Split.

For more details or to arrange a viewing, contact us today.

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:

Swimming pool

Spa

Garden

Urbanized

Modern

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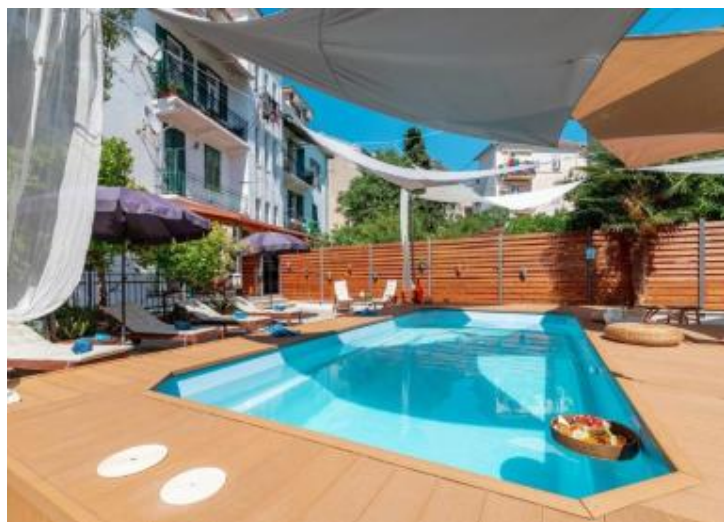
Average price/m² of this type
in this region:
5.556 €

Median price/m² of this type
in this region:
4.878 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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