

Apartment

Kalebova Luka, Dalmatia



Ref	RE-LB-IRO32439
Type	Apartment
Region	Dalmatia › Šibenik
Location	Kalebova Luka
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	128 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 750 000

Apartment

Kalebova Luka, Dalmatia



Luxury Apartment in a Prime Location in the Heart of Dalmatia, Mere 50 Meters From the Sea!

Located in the peaceful settlement of Kalebova Luka, just 9 km from the stunning town of Rogoznica, this exclusive complex offers unparalleled access to the sea, with a sandy beach only 50 meters away.

Conveniently situated just 24 km from Split Airport, the complex consists of three luxurious villas with a total of 11 apartments. Each apartment includes co-ownership of **650 m² of shared land**, featuring a beautifully landscaped garden, a swimming pool, and a barbecue area—perfect for relaxation while enjoying breathtaking sea views.

Built to the highest standards of **luxury construction**, these apartments emphasize authenticity and blend harmoniously with the surrounding landscape. **Natural materials**, including the renowned white Brač stone, complement the elegant interior design, creating a refined and unique living space.

Featured Property: Penthouse B4

Located on the second floor of **Villa B**, this **127.9 m²** penthouse offers:

- A spacious **kitchen, dining area, and living room** with access to a large terrace
- **Three bedrooms**, one of which also has terrace access
- **Three bathrooms** and a **laundry room**
- A **stunning sea-view terrace**, perfect for soaking up the sun

Additional Services:

- Outdoor parking space: **€17,000**
- Basement storage: **€20,000**
- Indoor garage parking: **€49,000**

Expected Completion: Summer 2025

Currently Available Apartments:

VILLA A

- **A2**: First floor, **105.5 m²**, 3 bedrooms, 2 bathrooms, terrace – **€640,000**

Apartment

Kalebova Luka, Dalmatia



VILLA B

- **B1:** Ground floor, **119.62 m²**, 2 bedrooms, 1 bathroom, terrace, **145 m² private garden** - **€470,000**
- **B2:** First floor, **65.65 m²**, 2 bedrooms, 1 bathroom, terrace - **€410,000**
- **B4: Penthouse**, second floor, **127.9 m²**, 3 bedrooms, 3 bathrooms, laundry room, terrace - **€750,000**

VILLA C

- **C2:** First floor, **64 m²**, 2 bedrooms, 1 bathroom, terrace - **€405,000**
- **C3:** First floor, **65.3 m²**, 2 bedrooms, 1 bathroom, terrace - **€395,000**
- **C4: Penthouse**, second floor, **130.45 m²**, 3 bedrooms, 3 bathrooms, storage room, terrace - **€810,000**

Secure Your Luxury Home on the Adriatic!

Don't miss this rare opportunity to own a **high-end apartment** in one of the most desirable locations on the Adriatic coast.

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
Swimming pool
Storage
Garden

Apartment

Kalebova Luka, Dalmatia



Price per m²:
5.859 €

Average price/m² of this type
in this region:
4.750 €

Median price/m² of this type
in this region:
4.657 €

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

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

Apartment

Kalebova Luka, Dalmatia



Apartment

Kalebova Luka, Dalmatia



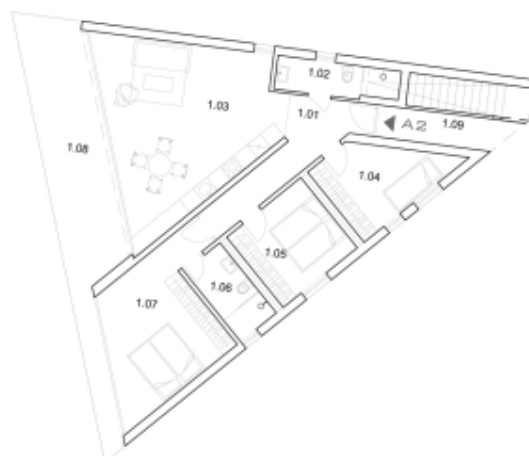
Apartment

Kalebova Luka, Dalmatia



Apartment

Kalebova Luka, Dalmatia



Apartment

Kalebova Luka, Dalmatia

