

# Apartment

## Brodarica, Dalmatia



<b>Ref</b>	RE-LB-IRO2479
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia > Šibenik
<b>Location</b>	Brodarica
<b>Front line</b>	Yes
<b>Sea view</b>	No
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	94 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 392 957

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Great new apartment on the 1st line to the sea in Brodarica!

The apartment belongs to a small residential complex, currently under construction. This apartment is perfectly ideal for year-round living or as an investment for tourist renting, as all necessary amenities are in the immediate vicinity.

The apartment spans a total usable area of cca. 94 m<sup>2</sup> and is located on the ground floor of the building. It consists of a hallway, a kitchen with a dining area and a living space in one unit, two bedrooms, and a bathroom. A partially covered terrace provides a space for relaxation, while a garden of 150 m<sup>2</sup> and a parking space further enhance the comfort and functionality of this apartment.

Although the apartment does not have a direct sea view, its location in the first row to the sea offers complete luxury and comfort, making it an ideal space for vacation or living throughout the year. It is a perfect alternative to a house by the sea.

Top-notch construction quality and an attractive position make this apartment an exceptional opportunity for those seeking a luxurious living space near the 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.

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Price per m<sup>2</sup>:  
4180 €

Average price/m<sup>2</sup> of this type  
in this region:  
4276 €

Median price/m<sup>2</sup> of this type  
in this region:  
4321 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5443 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4919 €

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