

# Apartment

## Podstrana, Dalmatia



<b>Ref</b>	RE-LB-IRO2860
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Podstrana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	162 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 590 000

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Mediterranean investment property? This sophisticated three-bedroom duplex apartment represents a rare opportunity to own a piece of the Dalmatian coast just one hundred and fifty meters from the pebble beaches and turquoise waters of the Adriatic Sea. Situated in the highly sought-after Split Riviera region, this residence offers the perfect synergy of peaceful coastal living and immediate access to the vibrant urban culture of Croatia's second-largest city.

Spanning an impressive 162 square meters across the top two floors of a modern boutique building constructed in 2017, the property is designed for the discerning homeowner.

The expansive interior layout features a bright open-plan living area and kitchen, multiple private loggias with panoramic sea views, and a unique gallery space ideal for a remote home office or secondary lounge. South-west-north orientation ensures the home is bathed in natural Mediterranean sunlight throughout the day, while luxury finishes like integrated underfloor heating in the bathrooms and full climate control provide maximum comfort in every season.

For those seeking a profitable Adriatic investment property, the inclusion of a communal swimming pool and two private parking spaces significantly enhances its appeal for high-end tourist rentals. The prime location in Podstrana puts essential amenities including international schools, local marinas, and public transit within walking distance. Whether you are searching for a permanent family residence in Croatia or a luxury vacation rental with a strong return on investment near the historic city of Split, this fully furnished duplex is ready for immediate occupancy. Secure your place in one of the most prestigious coastal enclaves on the Dalmatian coast where luxury meets the sea.

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
- Floor heating
- Urbanized
- Modern

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Price per m<sup>2</sup>:  
3.642 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.556 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.878 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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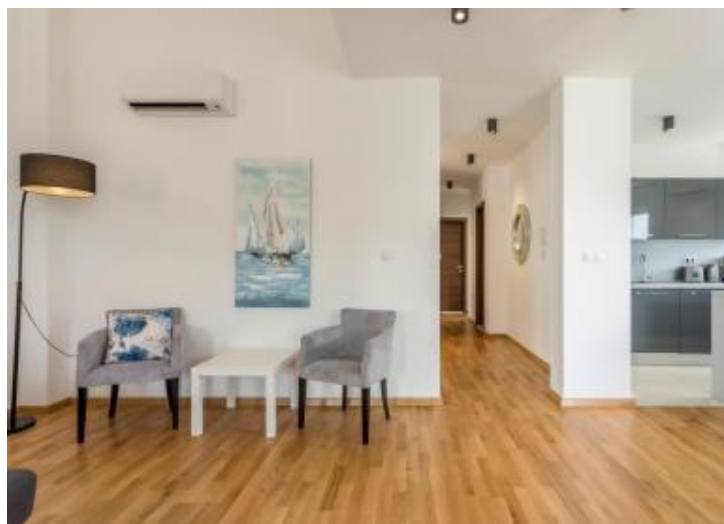
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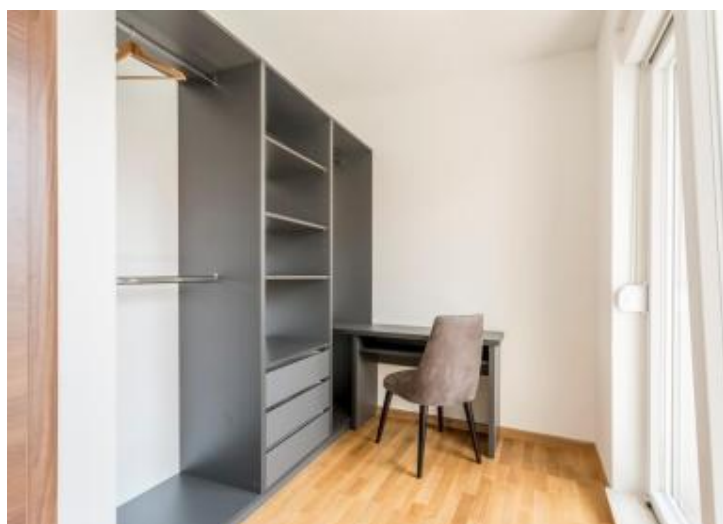
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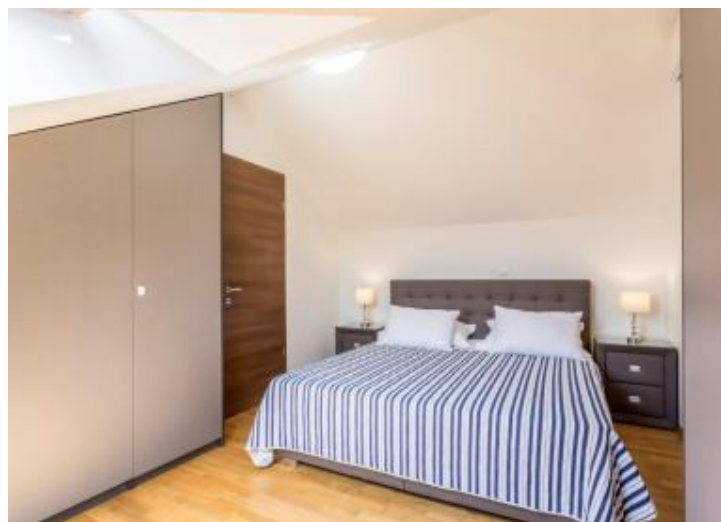
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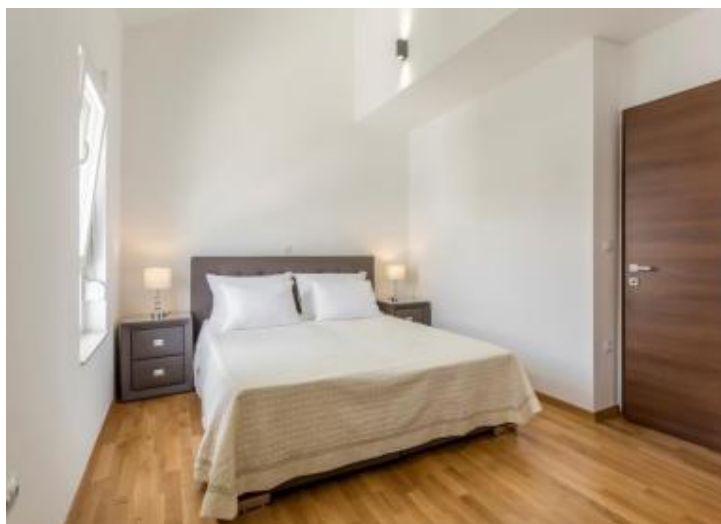
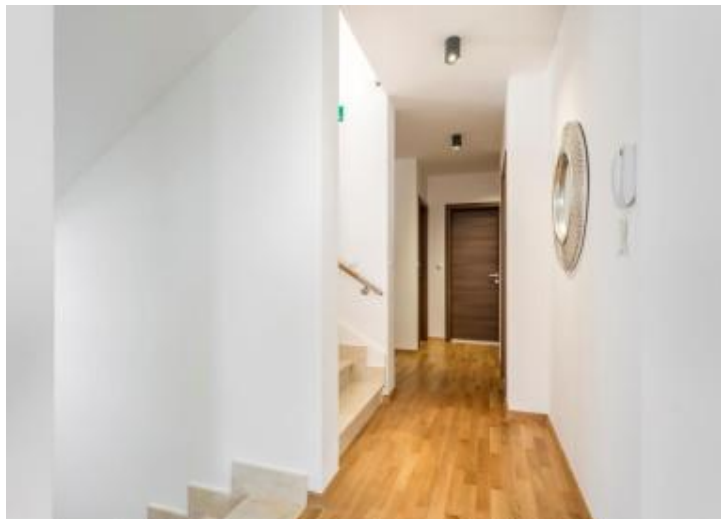
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