

Apartment

Split, Dalmatia



Ref	RE-LB-IRO2830
Type	Apartment
Region	Dalmatia > Split
Location	Split
Front line	No
Sea view	No
Distance to sea	230 m
Floorspace	86 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 480 000

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This charming two-story apartment for sale is perfectly positioned on the second floor in the very heart of Split, situated just 200 meters from the iconic Riva promenade.

Such a prime location offers the ultimate balance of vibrant urban living and significant investment potential, with complete infrastructure and all city amenities immediately accessible.

The property features a total floor area of 86 square meters thoughtfully distributed across two functional levels.

The lower floor spans 45.38 square meters and comprises a comfortable bedroom, a modern living room integrated with a kitchen and dining area, a bathroom, a hallway, and a practical storage room for an organized lifestyle.

An internal staircase leads to a beautifully finished attic measuring 54.42 square meters, which has been converted into an additional spacious bedroom.

This versatile upper area significantly enhances the functionality of the home, making it suitable for both comfortable family living and high-yield tourist rentals.

A truly rare and valuable feature for a property in the historic center is the included private courtyard of 14 square meters, which serves as a peaceful oasis for morning coffee.

Given its exceptional placement and flexible layout, this real estate represents a rare opportunity in the Split market for those seeking an elegant city residence or a stable investment with excellent rental prospects.

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:

Storage
Urbanized
Modern

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Price per m²:
5.581 €

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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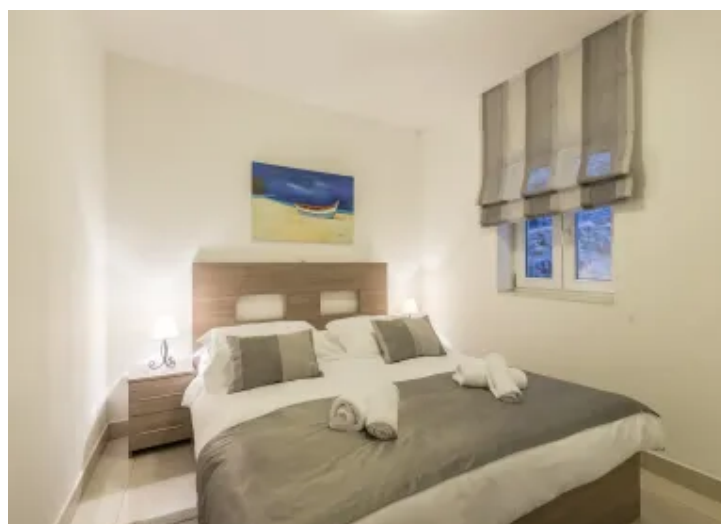
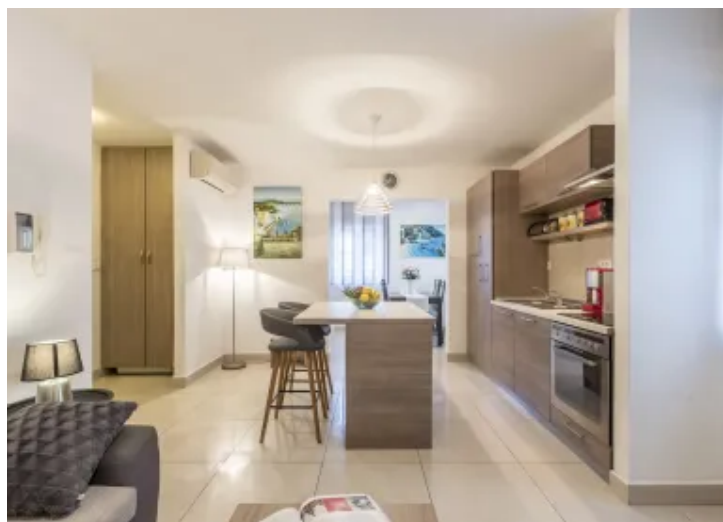
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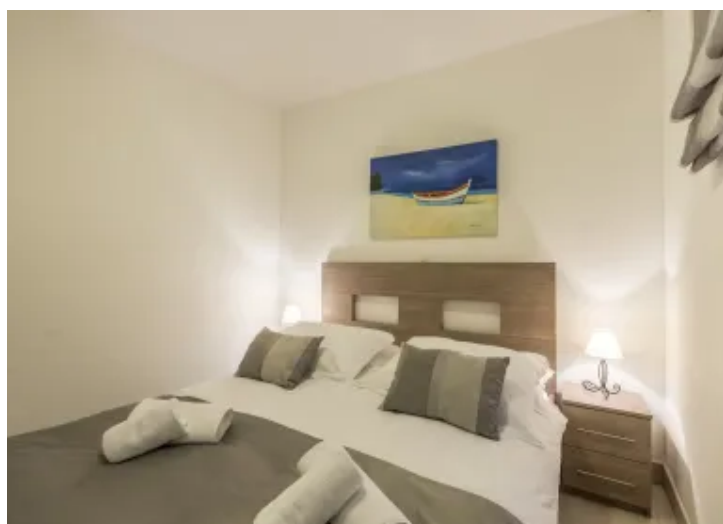
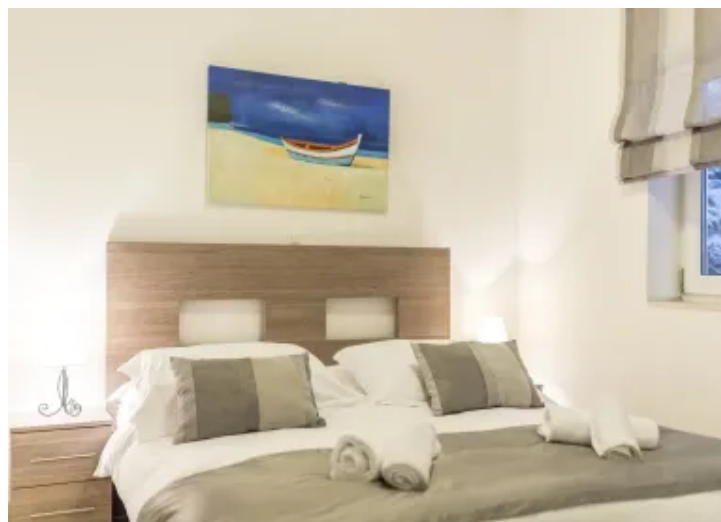
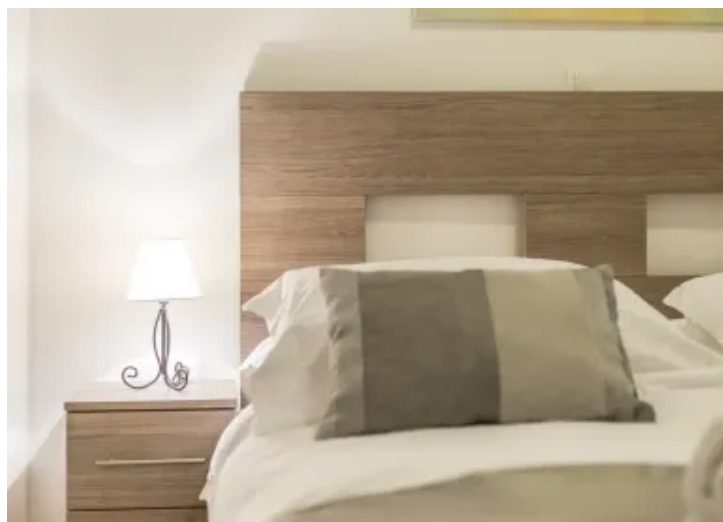
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