

New development

Vodice, Dalmatia



Ref	RE-LB-IRO1152
Type	New development
Region	Dalmatia › Sibenik
Location	Vodice
Front line	No
Sea view	Yes
Distance to sea	30 m
Floorspace	79 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 301 264

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New luxury apartments on the second line to the beach in Vodice area!
Completion of construction is expected in the end of 2023.
Ideal location, just 2,5 km from the centre of Vodice in a peaceful area.

The residential building under construction has three floors, a total of 8 residential units, 2 tourist apartments on the ground floor.

The following apartments are offered for sale:

Ground floor:

APARTMENT S1, Apartment for rent, ground floor: 81.90 m²; oriented to the west; kitchen with dining room and living room, bathroom, 2 bedrooms, terrace (20.14 m²), garden (18.35 m²), 1 parking space; Price: 303,030 EUR

APARTMENT S2, Apartment for rent, ground floor: 90.37 m²; oriented to the south; kitchen with dining room and living room, bathroom, toilet, 2 bedrooms, terrace (30,10m²), garden (60,74m²), 1 parking space; Price: 334,369 EUR

APARTMENT S3, ground floor: 116, 94 m²; oriented to the east; kitchen with dining room and living room, bathroom, toilet, 2 bedrooms 1, terrace (16.35 m²), garden (105.70 m²), 1 parking space; Price: 432,678 EUR

APARTMENT S4 is located on the 1st floor of the building. It is oriented to the west side, and the usable area of the apartment is 79.28 m². It consists of a kitchen with dining area and living room, bathroom, 2 bedrooms, spacious terrace of 24.74 m² and 1 parking space. Price is 301 264 eur.

First floor:

APARTMENT S5, 1st floor, 87.34 m²; oriented to the south; kitchen with dining room and living room, bathroom, toilet, 2 bedrooms, terrace (18.90 m²), 1 parking space; Price: 331,892 EUR

APARTMENT S6, 1st floor, 89.74 m²; oriented to the east; kitchen with dining room and living room, bathroom, toilet, 2 bedrooms, terrace (15.60 m²), 1 parking space; Price: 341,012 EUR

Second floor:

APARTMENT S7, 2nd floor, 192.68 m²; oriented to the south; entrance hall, 2 bathrooms, toilet, 3 bedrooms, kitchen with dining room and living room, terrace (42.64 m²), staircase leading to the roof terrace of 70.10 m², 1 parking space Price: 751.452 EUR

APARTMENT S8, 2nd floor, 196.11 m²; entrance hall / hallway, 2 bathrooms, toilet, 3 bedrooms 1, kitchen with dining room and living room, terrace (24.46 m²), staircase leading to the roof terrace of 103.10 m², 1 parking space. Price: 764,829 EUR

Building specification:

High quality materials and equipment are used in the construction: fire and burglar entrance doors, underfloor electric heating, air conditioning with heating and cooling, exterior carpentry PVC-GELANA with insulating glass, aluminum blinds, roller shutters and side mosquito nets, electric shutter opening, Intercom - intercom, antenna system, ceramic floors 10mm, high quality laminate 12 mm, in rooms, bathroom walls ceramics; in the

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bathrooms modern and quality sanitary ware, terrace - glass fence, tempered glass 2x8 mm ...

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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