

# Apartment

## Sibenik, Dalmatia



<b>Ref</b>	RE-LB-IRO1589
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Šibenik
<b>Location</b>	Sibenik
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	132 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 589 000

A modern, completely revitalized apartment in the center of the historic town of Šibenik, right on the 1st line, with a wonderful view of the sea and the Šibenik Canal.

In the immediate vicinity of the apartment there are many restaurants, cafes, shops, markets, etc.

The living area of the apartment is 132.58 m<sup>2</sup> and it is located on the 1st floor of a smaller building.

It consists of an entrance hall, a small storage room, four bedrooms in a row with an open view of the sea, 3 bathrooms, a kitchen, a dining room and a living room in one unit.

In the middle of the apartment there is an open terrace / atrium, an ideal place for relaxation, which provides additional light and a special touch of luxury to this interesting interior.

The apartment was completely remodelled in 2022, using high-quality materials and modern equipment. When decorating, classic wooden beams and stone are perfectly matched with modern details, and an airy, pleasant ambience with a high dose of luxury has been achieved.

Considering the layout and installed installations, the apartment can be divided into two residential units, which can be interesting for rent.

The exclusive location and beautiful modern interior make this apartment an extremely attractive property as an investment in tourism or for personal use.

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 m<sup>2</sup>:  
4.462 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.624 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.462 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
6.090 €

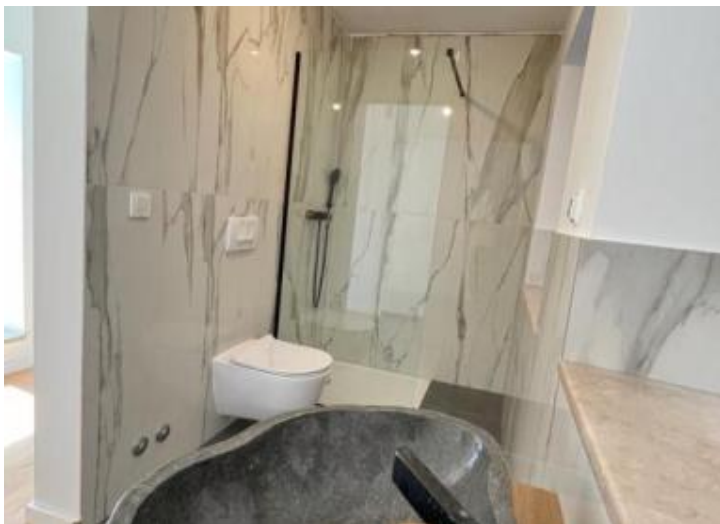
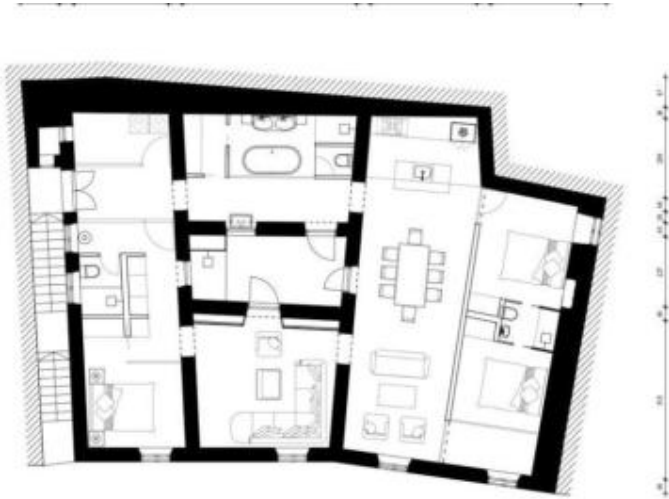
Median price/m<sup>2</sup> of this type  
in Croatia:  
5.593 €

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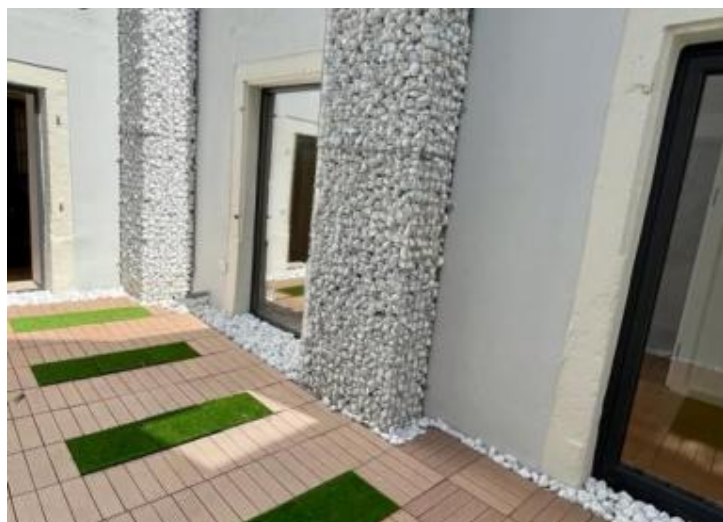
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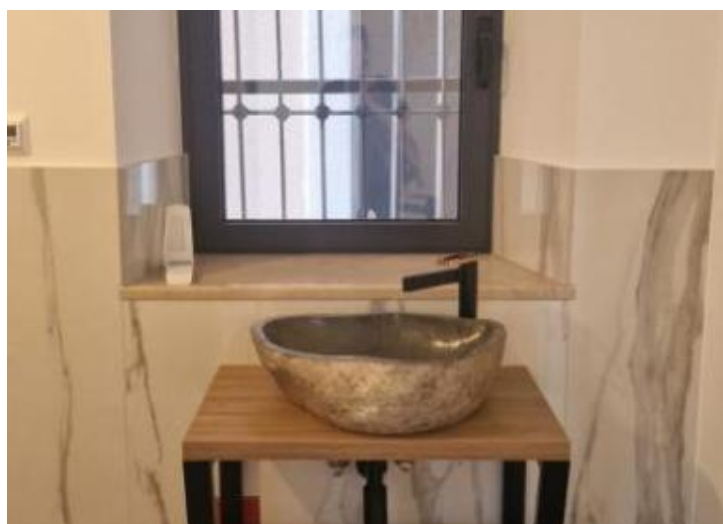
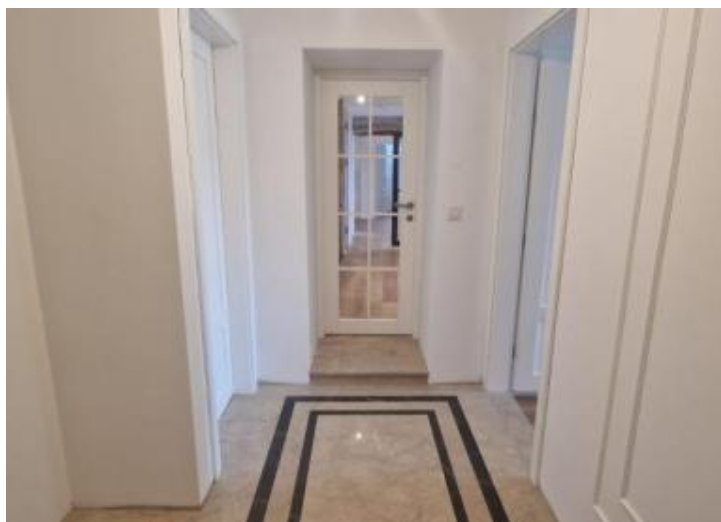
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