

New development

Brodarica, Dalmatia



Ref	RE-LB-IRO1841
Type	New development
Region	Dalmatia › Sibenik
Location	Brodarica
Front line	No
Sea view	Yes
Distance to sea	450 m
Floorspace	70 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 202 600

New development

Brodarica, Dalmatia



Perfect apartments for investment in Dalmatia and subsequent renting!

Elegant new complex of apartments only 450 meters from the sea and the beach in the tourist place Brodarica. Brodarica is 5 km away from the historical town of Šibenik. It has a 4 km long promenade along which there are beautiful pebble beaches, shops, restaurants and coffee bars.

This modern design building offers 4 apartments on the ground floor and 2 residential units each on the first and second floors.

The start of construction is in the spring of 2024, and the expected completion is the first half of 2026.

The best deal apartment No. AP2 has a net area of 70,37 m² and is located on the ground floor of the building. It consists of a living room, kitchen, dining room, two bedrooms, bathroom, terrace.

One parking space is included in the price of the apartment.

The apartments will be equipped with quality materials, modern ceramics, sanitary ware, PVC carpentry, security doors and air conditioning in the living room.

At the customer's request, for an additional charge, underfloor heating can be installed and electric blind lifters can be installed.

The investor is a legal entity and the buyer is exempt from paying real estate sales tax.

Other apartments in the same complex offer same attractive prices.

Complete price list for available units is set below.

1ST FLOOR:

S1: 78.18 m² net; hallway, living room, kitchen, dining room, 3 bedrooms, 2 bathrooms, terrace. PRICE: €224,504

S2: 70.37 m² net; hallway, living room, kitchen, dining room, 2 bedrooms, 2 bathrooms, terrace. PRICE: €202,600

2ND FLOOR:

S3: 78.18 m² net; hallway, living room, kitchen, dining room, 3 bedrooms, 2 bathrooms, terrace. PRICE: €232,500

Highly attractive from investment point of view.

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

New development

Brodarica, Dalmatia



commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

New development

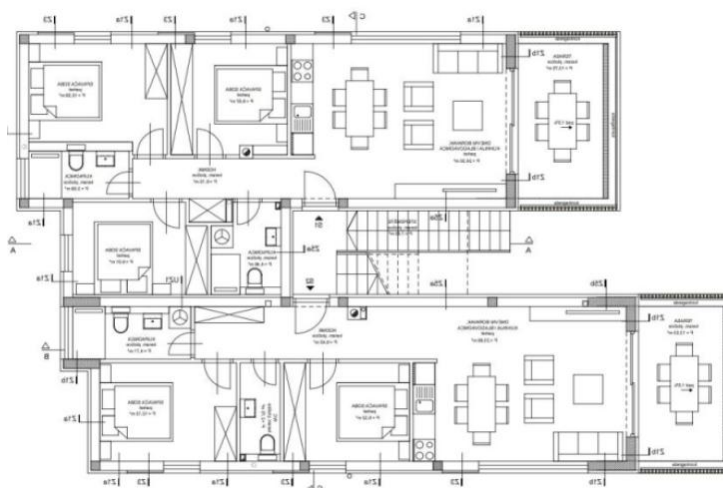
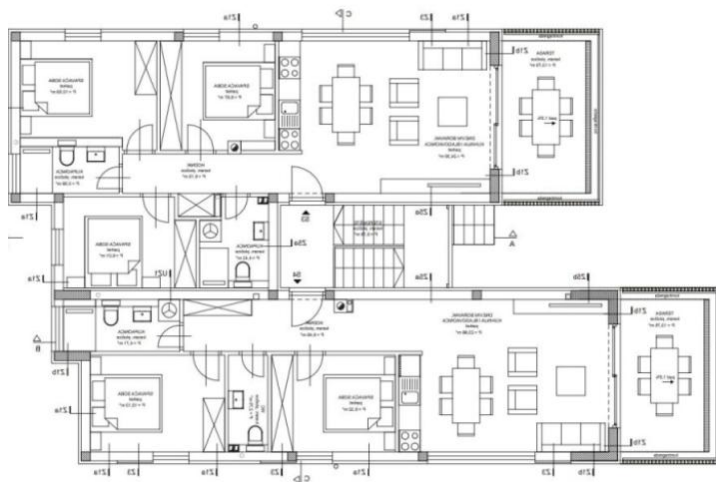
Brodarica, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

New development

Brodarica, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com