

# Apartment

## Split, Dalmatia



<b>Ref</b>	RE-LB-IRO2138
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Split
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	67 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 600 000

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

**A grand new luxury edifice in a most esteemed district of Split, standing but a mere 100 meters from the embracing arms of the sea and a splendid beach.**

Fantastic investment - proper format of new apartments of a proper location. Ideal position for permanent accommodation in Split as well.

This proud, south-facing structure grants entry from both north and south, a marvel of modern architecture. Rising six floors high, it houses sixteen apartments, each connected by a noble staircase and a swift, silent elevator.

Beneath this stately building, one finds garage spaces and storage rooms, while ten outdoor parking spaces stand ready at the front. A garage space commands €50,000, and a storage room €25,000.

This grand project offers a selection of two and three-bedroom apartments, as well as a sumptuous penthouse, graced with an outdoor pool atop its pinnacle.

Each apartment is a haven of modern comfort, adorned with spacious balconies, loggias, and terraces that promise a life of the highest quality in this unique locale, where all necessary amenities for daily life are but a stone's throw away.

The construction and furnishings shall employ only the finest materials: premium tiles, parquet flooring, and first-class sanitary ware. The Schuco aluminum shutters with their electric lifts, the stone-clad façade, and the electric car chargers all speak of unparalleled luxury. Heating and cooling will be managed by a sophisticated multi-split system, incorporating air conditioning units, heat pumps, and underfloor heating. Construction is set to begin in the fall of 2024.

Among these fine abodes is sample apartment S9, located on the second floor, with a living area of 67.15 m<sup>2</sup>. It comprises a hallway, a kitchen with an open-concept dining and living room, a pantry, two bedrooms, a bathroom, a toilet, and a loggia.

Seize the chance to claim your luxurious home in this exclusive new building!

**Apartments for sale:**

**GROUND FLOOR:**

- S1: 98.55 m<sup>2</sup> - €700,000
- S2: 77.17 m<sup>2</sup> - €470,000
- S3: 154.44 m<sup>2</sup> - €1,000,000

### FIRST FLOOR:

- S4: 84.51 m<sup>2</sup> - €750,000
- S5: 67.15 m<sup>2</sup> - €500,000
- S6: 65.69 m<sup>2</sup> - €550,000

### SECOND FLOOR:

- S7: 87.40 m<sup>2</sup> - €650,000
- S8: 84.51 m<sup>2</sup> - €950,000
- S9: 67.15 m<sup>2</sup> - €600,000
- S10: 65.69 m<sup>2</sup> - €650,000
- S11: 87.40 m<sup>2</sup> - €750,000

### THIRD FLOOR:

- S12: 84.51 m<sup>2</sup> - €1,200,000
- S13: 67.15 m<sup>2</sup> - €800,000
- S14: 65.69 m<sup>2</sup> - €850,000
- S15: 87.40 m<sup>2</sup> - €900,000

### PENTHOUSE:

- 196.68 m<sup>2</sup> - €3,000,000

Highly recommended by ADRIONIKA CONSULTING.

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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Price per m<sup>2</sup>:  
8955 €

Average price/m<sup>2</sup> of this type  
in this region:  
5304 €

Median price/m<sup>2</sup> of this type  
in this region:  
4400 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €



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