

# New development

## Razanjanj, Dalmatia



<b>Ref</b>	RE-LB-IRO2176
<b>Type</b>	New development
<b>Region</b>	Dalmatia > Sibenik
<b>Location</b>	Razanjanj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	77 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 354 942

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In the picturesque town of Ražanj, a mere 50 meters from the crystal-clear sea, stands a newly constructed edifice with apartments of unparalleled luxury.

This summer residence, strategically placed, finds itself within a five-minute walk of excellent restaurants, charming cafes, and well-stocked supermarkets. The cities of Primošten and Trogir lie within a half-hour's drive, while the neighboring town of Rogoznica is but ten minutes away by carriage.

The building is part of an exclusive enclave, comprising three small yet harmonious structures.

Within this building are five apartments, distributed across three floors. Each apartment boasts a terrace or front garden with direct views of the sea, allowing residents to revel in the splendid surroundings. Additionally, the residents may avail themselves of a private heated pool, adding a layer of luxury and relaxation.

Each apartment includes a singular parking space within the garage.

The high calibre of design, materials, and construction promises the enduring value of this property. The apartments are furnished with Villeroy & Boch sanitary ware, Hansgrohe faucets, oak flooring, aluminum windows with electric external blinds, and air conditioning, all adhering to the most exacting standards.

Apartment A2-2, occupying 77.41 square meters, is situated on the second floor. It consists of a hallway, a bedroom, a bathroom, a kitchen with a dining room, and a spacious open-concept living room. The living room extends to a terrace with a breathtaking view of the sea.

The construction is anticipated to reach completion by February 2026, with the possibility of moving in shortly thereafter.

Apartments available for acquisition are as follows:

### 1ST FLOOR

- A1: 83.51 m<sup>2</sup>; 2 bedrooms, bathroom, toilet, balcony, garden 59.50 m<sup>2</sup>. Price: €476,345.
- A2: 64.91 m<sup>2</sup>; hallway, 1 bedroom, bathroom, balcony, garden 26 m<sup>2</sup>. Price: €344,555.

### 2ND FLOOR

- A1: 96.02 m<sup>2</sup>; 2 bedrooms, bathroom, toilet, balcony. - RESERVED
- A2: 77.41 m<sup>2</sup>; 1 bedroom, bathroom, balcony. Price: €354,942.

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### 3RD FLOOR

- A1: 178.70 m<sup>2</sup>; 3 bedrooms, 2 bathrooms, toilet, terrace. - RESERVED

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>:  
4610 €

Average price/m<sup>2</sup> of this type  
in this region:  
3912 €

Median price/m<sup>2</sup> of this type  
in this region:  
4057 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4266 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3988 €



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