

# Apartment

## Split, Dalmatia



<b>Ref</b>	RE-LB-IRO2348
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Split
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Price</b>	€ 290 000

### Bright and Spacious Apartment Near the City Center of Split!

This charming apartment, situated on the first floor of a residential building in a peaceful neighborhood, is just minutes away from the bustling city center. Its prime location offers the perfect blend of tranquility and convenient urban living.

#### Key Features:

- **Natural Light and Comfort:** The apartment's north-south orientation ensures an abundance of natural light throughout the day, creating a warm and inviting atmosphere.
- **Well-Designed Layout:** With 65 m<sup>2</sup> of living space, the apartment includes:
  - A hallway
  - A kitchen with a dining area
  - A spacious living room
  - Two bedrooms
  - A bathroom
  - A balcony and a closed loggia, ideal for relaxing and enjoying the surroundings.
- **Additional Storage:** A 4 m<sup>2</sup> storage room in the basement is included, providing practical space for your belongings.
- **Recent Renovations:** The building has been upgraded with new insulation and a refreshed facade, improving energy efficiency and comfort.

#### Potential for Customization:

While the current layout is functional and well-planned, the option to modify the apartment by removing partition walls allows you to tailor the space to your personal preferences and lifestyle needs.

#### Practical Accessibility:

Although the building does not have an elevator, the apartment's first-floor location ensures ease of access and convenience.

#### Ideal for Living or Investment:

This property is perfect for families seeking a peaceful yet urban environment. Additionally, its proximity to the city center makes it an excellent investment opportunity for tourism or rental purposes.

Don't miss the opportunity to own this delightful apartment and enjoy comfortable, modern city living!

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

# Apartment

## Split, 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.

# Apartment

## Split, Dalmatia



Price per m<sup>2</sup>:  
0 €

Average price/m<sup>2</sup> of this type  
in this region:  
5283 €

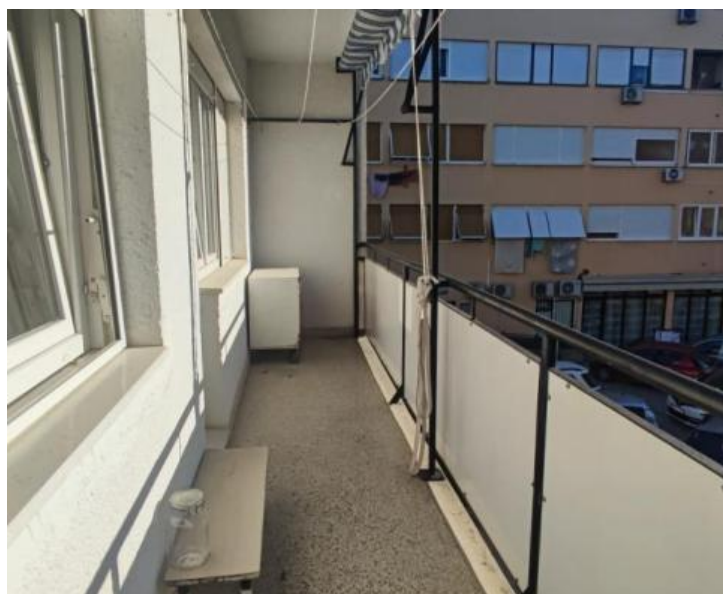
Median price/m<sup>2</sup> of this type  
in this region:  
4331 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

# Apartment

## Split, Dalmatia





# Apartment

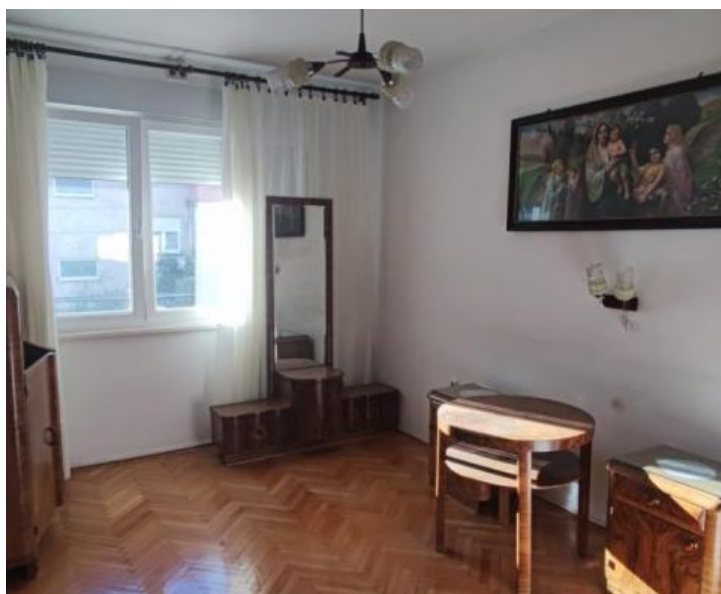
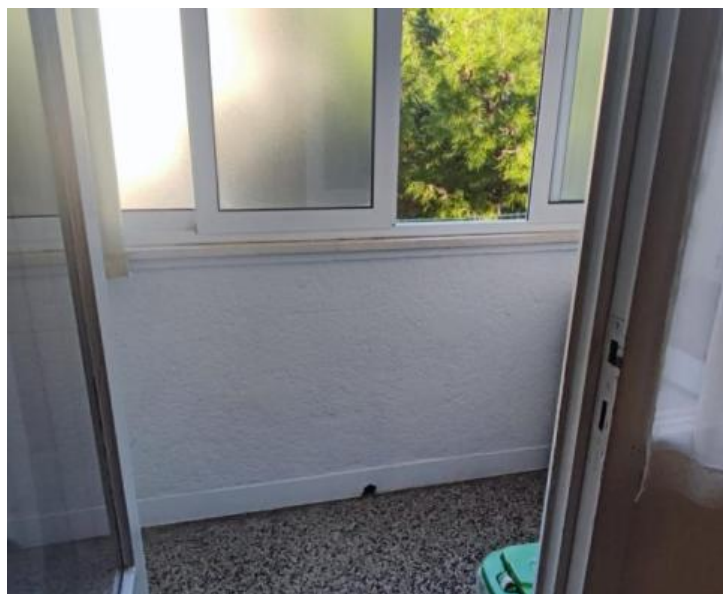
## Split, Dalmatia



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

# Apartment

## Split, Dalmatia



# Apartment

## Split, Dalmatia

