

# New development

## Tribinj, Dalmatia



<b>Ref</b>	RE-LB-IRO2360
<b>Type</b>	New development
<b>Region</b>	Dalmatia > Sibenik
<b>Location</b>	Tribinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	86 sqm
<b>Plot size</b>	50 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 276 000

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### **Modern Apartments in a Boutique Building Near the Sea in Tribunj, Mere 400 Meters from the Beach!**

**Tribunj is nestled between Vodice and Murter, offering stunning beaches, crystal-clear waters, and a vibrant tourist scene that attracts sailors and luxury yacht owners alike.**

We are delighted to present a sample ground-floor apartment in a newly built boutique residential building with only six units, situated in a prime location near the sea and the heart of Tribunj, one of the most beautiful and desirable destinations on the Adriatic coast.

**Apartment S1** boasts a total area of 85.78 m<sup>2</sup> and features 75.01 m<sup>2</sup> of interior living space. It also includes:

- A **covered terrace** of 20.54 m<sup>2</sup>
- An **uncovered terrace** of 2.01 m<sup>2</sup>
- A **private garden** of approximately 50 m<sup>2</sup>
- **Two dedicated parking spaces**

The thoughtfully designed interior comprises two bedrooms, two bathrooms with a laundry area, a spacious living room, a modern kitchen, and a dining area. This layout ensures year-round comfort or serves as a lucrative investment for tourist rentals.

#### **Key Features Include:**

- Underfloor electric heating
- Electric roller shutter lifts
- Mosquito nets on all windows
- Elevator access within the building

This exceptional property represents a rare investment opportunity in one of Dalmatia's most sought-after locations. Construction is scheduled for completion by the end of 2025, making this the perfect time to secure your new home or investment.

#### **Available Apartments for Sale in the Building:**

- **S1:** Ground floor, two bedrooms, garden, 85.78 m<sup>2</sup>. **PRICE: €276,000**
- **S2:** Ground floor, three bedrooms, 116.07 m<sup>2</sup>. **PRICE: €366,000**
- **S3:** 1st floor, two bedrooms, 84.75 m<sup>2</sup>. **PRICE: €279,000**
- **S4:** 1st floor, three bedrooms, 113.48 m<sup>2</sup>. **PRICE: €376,000**
- **S5:** 2nd floor, two bedrooms, 84.75 m<sup>2</sup>. **PRICE: €286,000**
- **S6:** 2nd floor, three bedrooms, 113.48 m<sup>2</sup>. **PRICE: €386,000**

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Contact us today for more information or to schedule a viewing.

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>:  
3209 €

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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