

Apartment

Kalebova Luka, Dalmatia



Ref	RE-LB-IRO32449
Type	Apartment
Region	Dalmatia › Sibenik
Location	Kalebova Luka
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	120 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 470 000

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A luxurious apartment in a prime location in the heart of Dalmatia, just 50 meters from the sea, offers the perfect combination of elegance, comfort, and breathtaking views.

Nestled in the tranquil settlement of Kalebova Luka, only 9 km from the picturesque town of Rogoznica, this prestigious residential complex provides direct access to the crystal-clear waters of the Adriatic, with a beautiful sandy beach just steps away.

Conveniently located 24 km from Split Airport, the complex consists of three exclusive villas with a total of 11 high-end apartments. Each apartment includes co-ownership of a beautifully landscaped 650 m² plot featuring a lush garden, a swimming pool, and a barbecue area, creating an ideal setting for relaxation while enjoying panoramic sea views.

Designed to meet the highest standards of luxury construction, these apartments blend authenticity with modern elegance. The architecture harmonizes with the natural surroundings, incorporating premium materials such as the renowned white Brač stone. The sophisticated interior design, combined with high-quality craftsmanship, creates a refined and inviting living space.

One of the standout properties in this development is the luxury apartment B1, located on the ground floor of Villa B.

Spanning 119.62 m², this sample apartment features a spacious open-plan kitchen, dining area, and living room with direct access to a private terrace. The apartment includes two elegantly designed bedrooms and a modern bathroom. A major highlight is the expansive 145.5 m² private garden, offering a serene outdoor space perfect for leisure and entertainment.

Residents have access to additional premium services, including private parking spaces (€17,000), secure basement storage (€20,000), and indoor garage parking (€49,000), ensuring convenience and security.

Construction of this exclusive development is set for completion in the summer of 2025, presenting a unique opportunity to acquire a brand-new, high-end property in one of Croatia's most desirable coastal locations.

A limited selection of apartments remains available in Villa A, Villa B, and Villa C, offering a variety of layouts, from stylish first-floor residences to opulent penthouses with breathtaking sea views. Prices start at €395,000, with larger units and penthouses reaching up to €810,000.

This is your chance to invest in a dream home on the Adriatic, where luxury, comfort, and spectacular surroundings come together to create the ultimate Mediterranean lifestyle. Don't miss out—secure your perfect seaside retreat today!

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 m²:
3917 €

Average price/m² of this type
in this region:
4144 €

Median price/m² of this type
in this region:
4123 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4163 €

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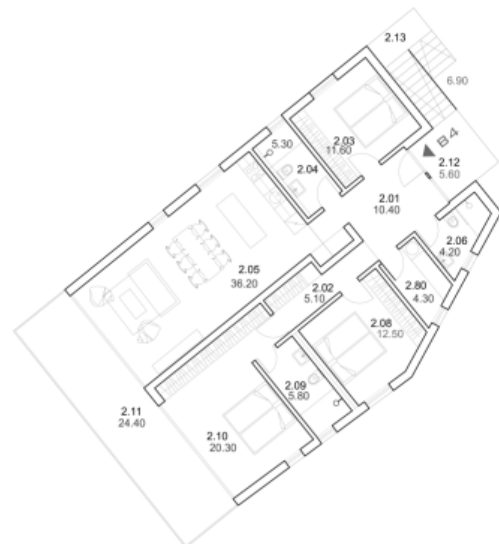
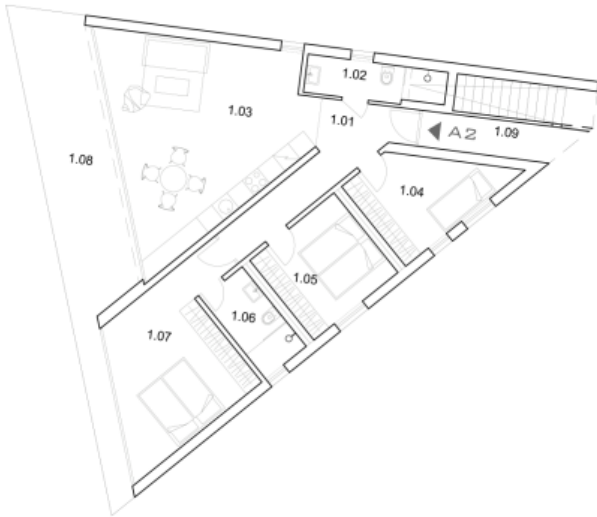
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