

# Apartment

## Split, Dalmatia



<b>Ref</b>	RE-LB-IRO2467
<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>	240 m
<b>Floorspace</b>	106 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 475 000

Located on the upper level of a boutique modern building in Kaštel Kambelovac, this penthouse offers a high quality of construction and perfect location by the sea and all amenities.

Just 240 meters from the sea and a beautiful beach, this property is situated in an ideal location between Split and Trogir, with Split Airport only 7 km away.

With a total net area of 106 m<sup>2</sup>, the apartment consists of three bedrooms, two modern bathrooms, an entrance hall, a dining room, a kitchen, and a living room, along with storage space and two terraces.

Each room, including the living room, is equipped with high-quality Daikin air conditioning units, and the entire air conditioning system can be controlled via a mobile app and a touch screen.

The bathrooms feature underfloor heating based on water, providing additional comfort.

The penthouse occupies the entire floor of the building and comes with a private rooftop terrace of 98 m<sup>2</sup>, equipped with a grill, sink, and jacuzzi. This terrace offers spectacular panoramic views of the sea and surrounding nature, creating a perfect space for relaxation and enjoying sunsets.

This luxurious property is built from the highest quality materials, and its modern design and high energy efficiency ensure a long-lasting and carefree stay.

The apartment also includes one parking lot.

At the current stage of construction, the future owner has the option to choose tiles, doors, and wall colors, allowing for the interior to be fully aligned with their preferences.

This is an opportunity to live in luxury in one of the most attractive locations on the Adriatic, perfect not only for comfortable and peaceful living but also for investment in tourism, thanks to its exceptional position.

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>:  
4481 €

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:  
4485 €

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



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