

# Apartment

## Split, Dalmatia



<b>Ref</b>	RE-LB-IRO2457
<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>	164 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 800 000

This beautiful apartment is located in one of the most beautiful and prestigious parts of Split, in Bačvice, 240 meters from the beach, just a few minutes' walk from the city center, the Riva promenade, and Diocletian's Palace, as well as the most famous city beach.

All the necessary amenities for comfortable living are in close proximity.

The apartment offers two levels with a total area of 164 m<sup>2</sup> and is situated on the third floor of a small residential building. It benefits sea view from the upper level.

It consists of an entrance hall, a spacious dining area and kitchen, two bedrooms, a bathroom, and a storage room on the first level.

On the second level, there is a large living room, two bedrooms, a dressing room, and a bathroom with a shower and jacuzzi. The living room has access to a terrace that offers a spectacular view of the sea, islands, the old town core, and the Marjan forest park.

The apartment is oriented to the south and west, is filled with natural light, and features high ceilings, providing feeling of larger volumes. The furniture in the apartment is custom-made, and central heating with heating oil is installed throughout the space.

The owners currently use two parking spaces in close proximity to the apartment for a monthly fee.

The apartment has been thoroughly renovated, with electrical and water installations changed, and the concrete inter-floor structure also renewed.

This apartment offers great potential for family living, as well as an investment for tourist renting.

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>:  
4878 €

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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