

# Apartment

## Vodice, Dalmatia



<b>Ref</b>	RE-LB-IRO1153
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia > Sibenik
<b>Location</b>	Vodice
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2 m
<b>Floorspace</b>	184 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 716 586

New modern project with luxury apartments, on first row to the sea, right by the beach, in Vodice suburb, cc 2,5 km from the centre of Vodice and 10 km from Sibenik city centre.  
Construction of the residence will be finalized in the end of 2023.

Just one apartment is left for sale left-

Penthouse-second floor:

SJ7: 183.77 m2 of total net usable area; hallway, toilet, bathroom 1, living room, kitchen and dining room, bathroom 2, 3 bedrooms, terrace 1, terrace 2, staircase leading to the 3rd floor, roof terrace, 1 parking space. Open sea view. Price: 716 586 €.

**There are two more penthouses for sale in the second-row building:**

S7, penthouse, 192.68 m2, PRICE: €760,000

S8, penthouse, 170.34 m2; PRICE: €680,000

The project will be a combination of luxury style and high quality construction to offer: fire and burglar entrance doors, exterior PVC-GELANA joinery with insulating glass, aluminum blinds, roller and side mosquito nets, electric shutters, Intercom - intercom, antenna system, ceramic floors 10mm, high quality laminate 12 mm, in the rooms, bathroom walls ceramics; in the bathrooms modern and quality sanitary ware, terrace - glass fence, tempered glass 2x8 mm, electric **underfloor heating, air conditioning with heating and cooling.**

Fantastic location right by the sandy beach is the main advantage of the property.

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>:  
3894 €

Average price/m<sup>2</sup> of this type  
in this region:  
4276 €

Median price/m<sup>2</sup> of this type  
in this region:  
4321 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5458 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4963 €



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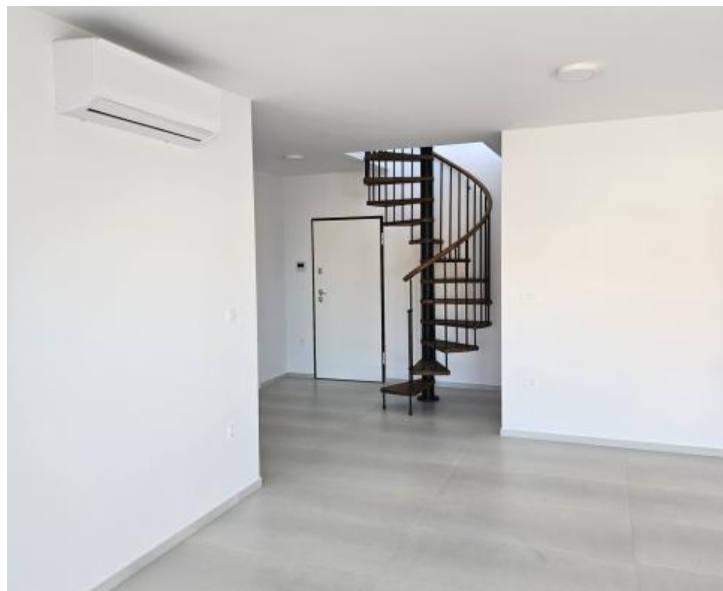


Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



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