

Apartment

Podstrana, Dalmatia



Ref	RE-LB-IRO1557
Type	Apartment
Region	Dalmatia › Split
Location	Podstrana
Front line	Yes
Sea view	Yes
Distance to sea	50 m
Floorspace	200 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 1 100 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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The urban villa with 8 luxury apartments is located in an extremely quiet location near the sea in Podstrana, on the first line to the sea across the road.

The 5-star Le Meridien Lav hotel with its beautiful beaches, marina, top restaurants and beach bars, tennis courts, fitness and spa center, mini golf and many more facilities is within short walking distance from the building.

The villa was built in 2010 and consists of 8 separate high quality apartments.

The spacious apartment of 200 m² extends through the entire first floor of the building. In nature, they are two connected apartments.

It consists of 6 bedrooms, 4 bathrooms, 2 toilets, 2 kitchens with dining room and living room, laundry room. The apartment also has a large terrace that continues onto the living space, is oriented to the west and has a beautiful view of the sea and the sunset. In front of the apartment there are two garages and two storage rooms.

The property is accessible by a two-way street.

All apartments have a woodshed in the basement.

All apartments are equipped with modern and luxurious Pedini kitchens of Italian design.

The bathrooms have Italian tiles measuring 180x90 cm, the living area is equipped with Italian tiles 120x120 cm, while the floors in the rooms are made of three-layer parquet with a thickness of 14 mm.

Underfloor heating is installed in the bathrooms and corridors. All rooms in the apartments have built-in fan coil units.

The facade of the building and the staircase are decorated with beautiful Brač stone.

Other apartments available for sale:

S1: Basement; 141.50 m²; It consists of a living room, kitchen and adjoining dining room, three bedrooms, 2 corridors, 2 bathrooms and a wardrobe. The apartment also contains two covered loggias/terraces oriented to the west with a beautiful view of the sea. In front of the apartment there is also a woodshed on the same floor, as well as a garage and one parking space. The orientation of the apartment is south-west-north. PRICE: €690,000

S2: Basement; 125 m²; It consists of a living room, dining room, kitchen, 2 bedrooms, hallway, 2 bathrooms, wc and laundry room. The apartment has a winter garden of 15 m² and a large uncovered terrace oriented to the west with a beautiful view of the sea. Outside the apartment there is also a woodshed on the same floor. The

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apartment also has a garage. Orientation is southeast. PRICE: €495,000.

With their attractive position in the immediate vicinity of the sea and the city of Split, these luxury apartments represent a profitable investment in tourism, and are also an excellent choice for year-round housing in close vicinity to Split and its excellent infrastructure.

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:
5500 €

Average price/m² of this type
in this region:
5169 €

Median price/m² of this type
in this region:
3960 €

Average price/m² of this type
in Croatia:
5458 €

Median price/m² of this type
in Croatia:
4963 €

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