

# New development

## Grebastica, Dalmatia



<b>Ref</b>	RE-LB1645
<b>Type</b>	New development
<b>Region</b>	Dalmatia > Sibenik
<b>Location</b>	Grebastica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	90 m
<b>Floorspace</b>	55 sqm
<b>Plot size</b>	0 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 185 000

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Modern apartment complex of apartments only 90 meters from the sea in Grebaštica!  
Reasonable prices!

Welcome to a contemporary apartment complex located a mere 200 meters from the beautiful beaches of Grebaštica, a charming village situated 15 km south of Šibenik. This picturesque locale boasts a uniquely indented coastline adorned with numerous beaches and coves, offering a stunning combination of crystal-clear sea, pebble beaches, and lush pine forests.

**Apartment S4 is located on the first floor of building 2. It has a total net area of 54.79 m<sup>2</sup>. It consists of 2 bedrooms, bathroom, kitchen, dining room, living room and loggia. The apartment has one parking space.**

The complex comprises six small urban buildings, containing a total of 29 residential units. These apartments are distinguished by their top-quality construction and premium materials, including PVC carpentry with double-layer glass, aluminum blinds, inverter air conditioning, and sanitary ware from renowned manufacturers.

Most units are two-bedroom apartments, with several three- and four-bedroom options available. Each apartment features a terrace or loggia, and ground-floor units include private gardens. The penthouses offer sea views, while other apartments may have partial or no sea views depending on their position within the complex.

### Available Apartments for Sale:

Each apartment features a dedicated parking space.

### Luxury Apartments for Sale - Prime Investment Opportunity

Discover **exclusive apartments for sale**, featuring modern designs, spacious interiors, and premium amenities. Whether you're looking for a **cozy 2-bedroom home** or a **luxurious penthouse**, we have the perfect property for you.

#### Building 1

- **Penthouse - 2nd Floor | 3 Bedrooms | 115.38 m<sup>2</sup> | €375,000**

#### Building 2

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- **Ground Floor | 2 Bedrooms | 60.12 m<sup>2</sup> | €210,000**
- **1st Floor | 2 Bedrooms | 57.77 m<sup>2</sup> | €209,000**
- **1st Floor | 2 Bedrooms | 54.79 m<sup>2</sup> | €185,000**
- **Penthouse - 2nd Floor | 4 Bedrooms | 114.40 m<sup>2</sup> | €385,000**

### Building 3

- **Ground Floor | 2 Bedrooms | 66.36 m<sup>2</sup> | €209,000**
- **2nd Floor | 4 Bedrooms | 121.80 m<sup>2</sup> | €339,000**

### Building 4

- **Ground Floor | 2 Bedrooms | 60.86 m<sup>2</sup> | €205,000**
- **Ground Floor | 2 Bedrooms | 64.96 m<sup>2</sup> | €210,000**
- **1st Floor | 2 Bedrooms | 52.93 m<sup>2</sup> | €189,000**
- **2nd Floor | 4 Bedrooms | 104.44 m<sup>2</sup> | €410,000**

### Building 5

- **Ground Floor | 2 Bedrooms | 61.17 m<sup>2</sup> | €197,000**
- **2nd Floor | 4 Bedrooms | 104.44 m<sup>2</sup> | €380,000**

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### Building 6

- **1st Floor** | 110.46 m<sup>2</sup> | €420,000
- **2nd Floor** | 121.64 m<sup>2</sup> | €460,00

Secure your dream apartment today and enjoy modern living in a premium location.

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### Bank Financing:

#### Credit Conditions Summary for Croatian Nationals Living and Working Abroad, and Foreign Nationals Without Residency in Croatia.

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For Croatian nationals residing and employed abroad, eligible applicants include those with residence and employment in an EU country, a member state of the European Economic Area (EEA) (Iceland, Liechtenstein, Norway), or Switzerland.

#### Credit Terms for Croatian Nationals Abroad:

- **Loan Amount:** Up to 80% of the property's official appraised value.
- **Maximum Loan Amount:** Generally up to €400,000 - €450,000 (loans up to €800,000 may be considered, subject to approval).
- **Interest Rate:** Current rates range from 3.69% to 4.19%.
- **Collateral Requirement:** Only available with a mortgage.
- **Maximum Age:** Up to 75 years, though most banks set a maximum of 67 years.
- **Maximum Loan Duration:** Up to 30 years.
- **Property Insurance:** Mandatory.
- **Additional Insurance Requirements:** Some banks require accident or life insurance.

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#### Credit Conditions for Foreign Nationals

Foreign nationals are eligible for credit **only if they hold EU citizenship (Permanent or Temporary Residence status are NOT taken into account)**. Some Croatian banks finance only those EU countries

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where the Euro (€) is the official currency.

- **Loan Amount:** Typically between 50% and 70% of the property's official appraised value, depending on the bank and loan size (with a minimum 30% down payment required).
- **Maximum Loan Amount:** Up to €400,000 - €450,000.
- **Interest Rate:** Current rates range from 3.89% to 4.19%.
- **Collateral Requirement:** Only available with a mortgage.
- **Maximum Age:** Up to 67 years.
- **Maximum Loan Duration:** Up to 30 years.
- **Property Insurance:** Mandatory.
- **Additional Insurance Requirements:** Some banks require accident or life insurance.

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This summary offers a clear overview of the main lending terms for Croatian nationals living abroad and foreign nationals seeking credit without Croatian residency..

Please, do not hesitate to apply to us for property visit and preliminary consultation.

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>:  
3364 €

Average price/m<sup>2</sup> of this type  
in this region:  
3912 €

Median price/m<sup>2</sup> of this type  
in this region:  
4057 €

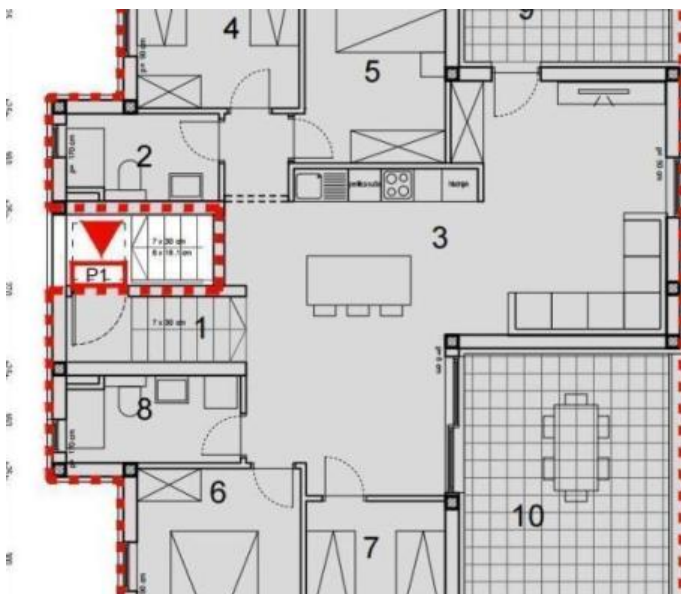
Average price/m<sup>2</sup> of this type  
in Croatia:  
4262 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3987 €



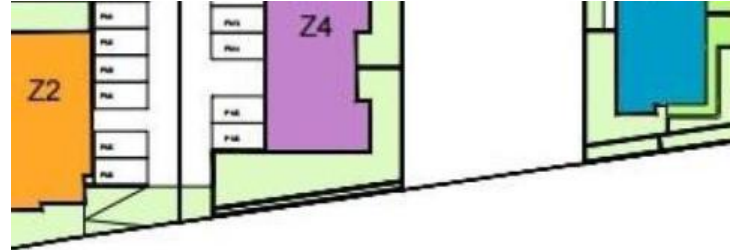
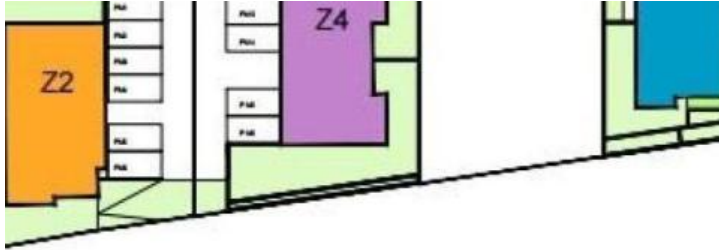
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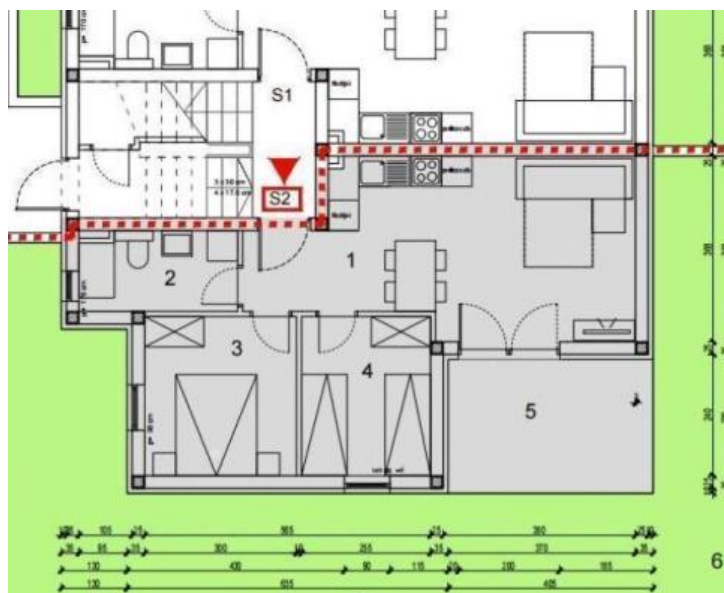
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