

# New development

## Primosten, Dalmatia



<b>Ref</b>	RE-LB-IRO1925
<b>Type</b>	New development
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Primosten
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	132 sqm
<b>Plot size</b>	9 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 530 000

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Luxury building currently under construction, just 350 meters from the sea and beautiful beaches offers several outstanding apartments for sale!

Its location near the heart of Primošten combines a peaceful Mediterranean setting with easy access to all the town's attractions and amenities.

With 132 m<sup>2</sup> of living space, this S1 ground-floor apartment features a spacious layout that includes a large living room connected to the kitchen and dining area, two bedrooms, two stylish bathrooms, and a storage room. The highlight is the outdoor area: a generous loggia off the living room opens to a large terrace with a private pool and garden, perfect for relaxing or entertaining with friends and family.

The apartment also includes a garage space and an outdoor parking spot for added convenience and security.

This exclusive building, offering seven luxury apartments in total, is ideal for those seeking a Mediterranean retreat or a sound investment in tourism.

### **Available Apartments:**

#### **Ground Floor**

- **S1 (132.25 m<sup>2</sup>):** Living room, kitchen and dining area, 2 bedrooms, 2 bathrooms, loggia, terrace with pool, garden, storage, garage, outdoor parking. **€530,000**
- **S2 (138.19 m<sup>2</sup>):** Living room, kitchen and dining area, 3 bedrooms, 2 bathrooms, loggia, terrace with pool, garden, storage, garage, outdoor parking. **€560,000**

#### **1st Floor**

- **S3 (136.55 m<sup>2</sup>):** Living room, kitchen and dining area, 3 bedrooms, 2 bathrooms, loggia, storage, garage, outdoor parking. **€620,000**
- **S4 (126.98 m<sup>2</sup>):** Living room, kitchen and dining area, 3 bedrooms, 2 bathrooms, loggia, storage, garage, outdoor parking. **€590,000**

#### **2nd Floor**

- **S6 (139.76 m<sup>2</sup>):** Living room, kitchen and dining area, 3 bedrooms, 2 bathrooms, loggia, storage, garage, outdoor parking. **€680,000**

#### **3rd Floor**

- **S7, Penthouse (263.27 m<sup>2</sup>):** Living room, kitchen and dining area, hallway, guest toilet, 3 bedrooms, 3 bathrooms, loggia, terrace with sunbathing area, pool, storage, private two-car garage, outdoor parking.

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**€1,325,000**

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>:  
4015 €

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

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[info@adrionika.com](mailto:info@adrionika.com)  
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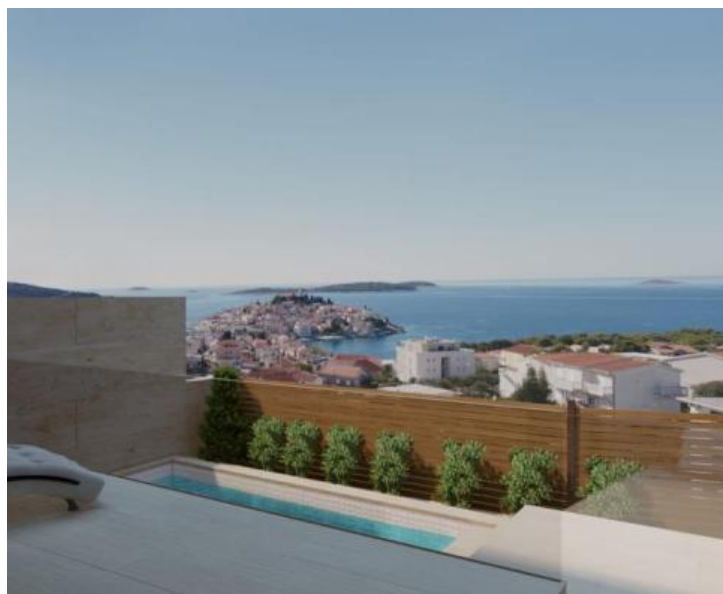
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