

New development

Zaboric, Dalmatia



Ref	RE-LB-IRO1928
Type	New development
Region	Dalmatia > Sibenik
Location	Zaboric
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	57 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 348 000

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Luxurious apartments are available in a new upscale development situated in an exclusive location next to the crystal-clear sea and beach. Nestled in a serene area of the picturesque town of Žaborić, near the historic city of Šibenik, these apartments offer a tranquil living experience.

The project is currently in the construction phase, with the anticipated occupancy scheduled for the 12th month of 2024. Comprising two buildings, A and B, the development features a total of 8 residential units, with 4 units in each building. The construction will utilize proven, high-quality materials, ensuring a sophisticated finish. The apartments will be furnished with Class I ceramics, premium sanitary ware, Inverter air conditioners, and top-notch aluminum carpentry.

Each apartment includes an outdoor parking space, and some units enjoy the privilege of a private garden or yard, enhancing privacy and providing additional space for relaxation.

Sample apartment of 57 sq.m. offers bedroom, bathroom, salon with kitchen, terrace. It is on the ground floor right by the sea.

Available apartments for sale in the residence:

BUILDING A

- A1, ground floor: 114 m²; entrance hall, hallway, kitchen with dining room, living room, three bedrooms, bathroom, terrace with sea view, garden, 1 parking space. PRICE: €630,000.
- A2, first floor: 115.27 m²; hallway, kitchen with dining room, living room, three bedrooms, bathroom, terrace with sea view, 1 parking space. PRICE: €610,000.
- A3, second floor - SOLD
- A4, second floor - SOLD

BUILDING B

- B1, ground floor: 57.77 m²; hallway, kitchen with dining room, living room, one bedroom, bathroom, terrace with sea view, garden, 1 parking space. PRICE: €348,000.
- B2, ground floor: 57.20 m²; hallway, kitchen with dining room, living room, one bedroom, bathroom, terrace with sea view, garden, 1 parking space. PRICE: €348,000.
- B3, first floor: 112.4 m²; hallway, kitchen with dining room, living room, three bedrooms, bathroom, terrace with sea view, 1 parking space. PRICE: €610,000.
- B4, penthouse, second floor: 113.72 m²; hallway, kitchen with dining room, living room, three bedrooms, bathroom, terrace with sea view, 1 parking space, part of the garden. PRICE: €630,000.

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 m²:
6105 €

Average price/m² of this type
in this region:
4016 €

Median price/m² of this type
in this region:
4979 €

Average price/m² of this type
in Croatia:
4939 €

Median price/m² of this type
in Croatia:
5000 €

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