

# Apartment

## Split, Dalmatia



<b>Ref</b>	RE-LB-IRO2925
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Split
<b>Location</b>	Split
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	96 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 650 000

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In the heart of the illustrious Baroque Cindro Palace, a jewel nestled within the ancient walls of Diocletian's Palace, lies this exquisite apartment on the second floor. Merely a few paces from the Peristil and the splendid Split Riva, the entrance to this residence opens onto a pedestrian haven adorned with museums, galleries, cultural landmarks, as well as a plethora of restaurants and taverns.

Spanning an area of 96 m<sup>2</sup>, the apartment comprises three bedrooms, two of which boast en-suite bathrooms, and a commodious kitchen with an adjoining dining area. Additionally, there is a studio apartment complete with a compact kitchenette.

Renovated a decade ago, the apartment underwent comprehensive upgrades, encompassing the replacement of electrical and plumbing systems, restoration of the flooring, and the installation of new exterior carpentry. Every room, inclusive of the kitchen, is equipped with air conditioning.

Offered for sale fully furnished, with subtle modifications, it can be transformed into three distinct apartments.

For years, this apartment has served as a lucrative venture in the tourism sector. Given its extraordinarily prime location, it presents a singular investment opportunity.

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>:  
6771 €

Average price/m<sup>2</sup> of this type  
in this region:  
5350 €

Median price/m<sup>2</sup> of this type  
in this region:  
4441 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €



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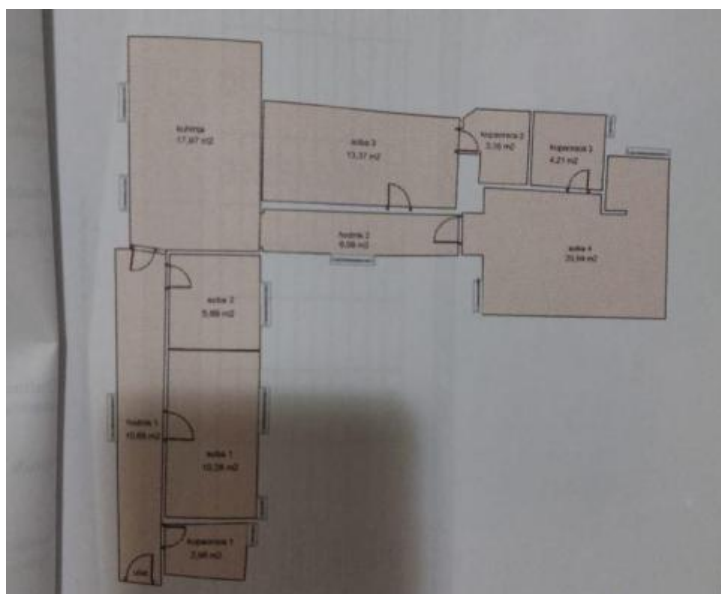
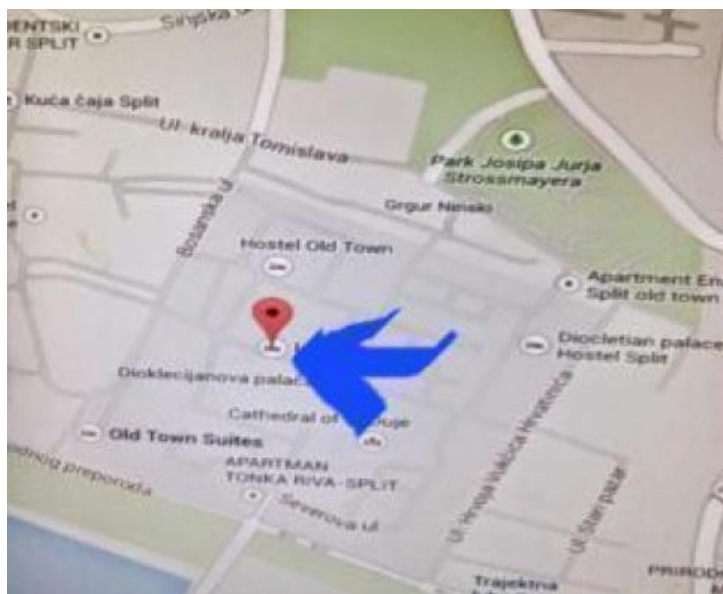
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