

# House

## Split, Dalmatia



<b>Ref</b>	RE-LB430
<b>Type</b>	House
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Split
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	130 sqm
<b>Price</b>	€ 1 200 000

### **Two houses in the very center of Split meant for renovation and turning into boutique-hotel! Buy-to-renovate property!**

Historical center of Split within Diocletian palace next to St.Duje church!  
The best location possible in Split! Excellent investment for Croatia!

Houses have 130 m2, 3 floors. Can be divided into 2 apartments (one of them will be duplex).  
Alternatively there can be 5 rooms + reception, or 4 rooms + restaurant/cafe on the ground floor.  
Needs renovation. Can be turned into unique private belonging or an excellent rental property.

Really priceless!

Split is a booming destination at the moment!

Second large city in Croatia, alive 365 days a year, with large international airport of Split and many transport hubs, ferry port and great touristic attractions!

NOTE: Property is currently in renovation process. There will be 2 apartments, 1 on groundfloor and duplex upstairs with different entrances.

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>:  
9231 €

Average price/m<sup>2</sup> of this type  
in this region:  
3239 €

Median price/m<sup>2</sup> of this type  
in this region:  
2483 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2880 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €

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