

## Apartment, first floor, new construction Brodarica, Šibenik - Okolice, Flat



### Seller Info

Name: Dalmat Nekretnine  
E-mail: [info@dalmatianhome.com](mailto:info@dalmatianhome.com)  
First Name: Dalmat  
Last Name: Nekretnine  
Company Name: Dalmat nekretnine  
Service Type: Selling and renting  
Website: <https://www.dalmatianhome.com>  
Country: Croatia  
Region: Šibensko-kninska županija  
City: Šibenik  
ZIP code: 22000  
Address: Biskupa Jeronima Milete 18  
Mobile: +385(0)91 222 0976  
Phone: +385(0)22 332111  
About us: The Dalmat Nekretnine agency

is located in Šibenik and registered at the Commercial Court back in 2004. It is a starting point of what would eventually become a well-known brand DalmatianHome.com. Our Agency sold its very first property only 20 days upon obtaining the required work permit. In addition, we achieved our annual sales plan in less than six months after the launch.

Since then, DalmatianHome.com has expanded its business outside Šibenik-Knin County towards the central Dalmatian counties (Zadar-Šibenik-Split). The agency has also started partnership relations with well-known real estate agencies in Norway, United Kingdom,

Poland, etc. The result is more than 500 realized sales in the first ten years. Currently, you can find around 300 - 400 different properties on our website: houses, apartments, residential buildings and building plots.

Our professional team incorporated in the brand DalmatianHome.com can provide clients with all sorts of additional services, including property management (PMC). PMC service means that we take care of your property, we do monthly checks, pay bills, arrange home repairs, offer cleaning service, etc. Property owners may even be welcomed with a bottle of wine upon their arrival.

Meanwhile, we have focused our efforts on a new vision: the aspiration towards exclusive projects which we follow through from day one all the way to their final delivery to the customer). This means that DalmatianHome.com will supervise everything, from the initial design sketches of the property to the end of its construction, right up to turnkey handover. DalmatianHome.com will also maintain all these properties within the warranty period. We have reached this status due to our Agency's good reputation, as well as our clients' references.

## Common

Title:	Apartment, prvi kat, novogradnja Brodarica
Property for:	Sale
Property area:	93,83 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	2
Bathrooms:	1
Price:	356,000.00 €
Updated:	Nov 22, 2024

## Condition

Newbuild:	yes
Built:	2023
Condition:	Under construction



## Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Šibenik - Okolica
City area:	Brodarica

## Additional information

Infrastructure:	Water, Air conditioner, Electricity, Telephone installation
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## Parking

Number of parking spaces:	2
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## Description

Description:	<p>New building in Brodarica, in an attractive and quiet location with a beautiful panoramic view. The residential building of ground floor+ first floor+2 consists of seven luxuriously equipped residential units, apartments A1, A2 and A3 on the ground floor, apartments S1 and S2 on the first floor, and apartments S3 and S4 on the second floor, with a net usable area of approx. 37, 00 m<sup>2</sup> to 86.00 m<sup>2</sup>. All residential units have 2 parking spaces and storage rooms in the basement of the building, sizes from 6.80 to 14.10 m<sup>2</sup>. Residential units A1, A2 and A3 on the ground floor also have gardens of approx. 76.00 to 132.00 m<sup>2</sup>, which are accessed from their terraces, and where it is possible to place smaller swimming pools or some other facilities. The distance of the building from the sea or the beach is 300 m, all necessary or important city amenities (shops, bank, kindergarten, school, etc.) are a few minutes' drive away. The advantage of this facility is that you can</p>
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reach the sea on foot without crossing the highway via the underpass in just a few minutes. Road access from the northwest side of the plot. Electricity 7.8 kw per apartment with the possibility of additional purchase, each apartment has its own electricity meter, as well as a water meter and telephone connection. Antenna installation terrestrial and common satellite. Landscaped environment with lawns and horticulture. Finishing:- Constructively built according to high standards, with the use of the highest quality basic materials.- The walls are made of block bricks, and the mezzanine and roof structure are reinforced concrete.- Thermal facade - ETICS system 10 cm thick.- Roof thermal insulation with 14 cm thick XPS panels and 1.5 mm thick TPO waterproofing membrane.- Floors in the living room and bedrooms oak parquet extra class 21 mm.- Other floors are porcelain tiles of top quality, with a modern look. Apartment equipment:- External carpentry made of high-quality PVC profiles with six chambers and three-layer glass of excellent energy efficiency, the outer side of the profile in anthracite color and the inner side of the profile in white color, with electrically operated blinds including protection for mosquitoes (nets), lifting-sliding walls, all fittings and handles of renowned manufacturers.- Burglar-proof and fire-proof entrance doors from a reputable manufacturer with a certificate.- Room doors with hidden hinges and magnetic locks, door frames and moldings made of solid wood, filled with hollow chipboard covered with MDF -Glass fence on the balconies- The walls and ceilings of the apartment painted white.- Plano stone inner blocks, thickness d=3 cm, polished profiled edges.- Parquet in the bedrooms.- Tiles in all other interior spaces and terraces, bathrooms tiled with ceramic tiles up to the ceiling, toilets up to 1.2 m high.- Electric underfloor heating in all rooms in the apartment.- Air conditioner in the basement. 5.0 kW inverter in the living room and 2.5 kW inverter in the rooms by GREE.- Quality class sanitary equipment such as Kolpa-san and Hansgrohe, built-in cisterns such as Liv or Geberit, glass shower walls such as Voxort or similar, shower channels Voxort or similar.- Modular switches and sockets manufactured by TEM in white-Lighting fixtures in the bathrooms and on the terraces are ceiling lights, and the rest of the rooms have a socket with a light bulb S2 - two-room apartment with a total of 93.83 m<sup>2</sup> of usable area, and is located on the 1st floor of a residential building with a total of 7 residential units. The apartment is oriented to the south side and consists of a kitchen, dining room and living room as a whole, a terrace of 12.30 m<sup>2</sup>, a toilet, an entrance hall, two bedrooms and a bathroom. The apartment has a storage room of 9.10 m<sup>2</sup> in the basement and two parking spaces.

## Additional contact info

Reference Number: 486729  
Agency ref id: a525