

SRIMA, novo, 2. red do mora, dvoetažni stan, krovna terasa, S7, Vodice, Flat**Seller Info**

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About us: The licenced agency Fidius Broker with its seat at the address Ćirila i Metoda 1a, 22211 Vodice, deals with the mediation in sale and purchase of the real-estates and boats.

The agency was founded in 2004, and it operates mainly in the area of Vodice, Srma, Tribunj and in the surroundings, as well as in other places of Šibenik-Knin County.

If you are thinking about the sale or purchase of a house, a flat/an apartment, a construction or agricultural plot of land or a plot of land for any other purpose, as well as office premises, contact us with trust.

If you are thinking of buying or selling any kind of boat, such as sailing or motor boat, a yacht or a catamaran, you are at the right

place. We will help you in making your decision and guide you easily through the whole sale and purchase process.

Our wish is to provide our clients with a quality and fair service, thanks to our long-time experience, both in the world of real-estates and in the world of boats, nautical tourism and tourism in general.

We cooperate with experts in law, architecture, civil engineering, insurance, as well as in the vessel maintenance.

If you are looking for something what hasn't been advertised on our web sites yet, feel free to contact us and we will try to help you.

Reg No.: 36/2009

## Listing details

### Common

Title:	SRIMA, novo, 2. red do mora, dvoetažni stan, krovna terasa, S7
Property for:	Sale
Property area:	192 m <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Balcony area:	42 m <sup>2</sup>
Terrace area:	105 m <sup>2</sup>
Price:	751,452.00 €
Updated:	Jul 18, 2024

### Condition

Newbuild:	yes
Built:	2023

## Location

Country: Croatia  
State/Region/Province: Šibensko-kninska županija  
City: Vodice  
City area: Srma  
ZIP code: 22211



## Permits

Building permit: yes  
Ownership certificate: yes

## Parking

Number of parking spaces: 1

## Description

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SRIMA - For sale, a new two-story luxury apartment on the 2nd floor with a roof terrace in an exceptional location, in the 2nd row to the sea, right next to the beach! Residential building with a total of 8 luxury apartments with sea view. The building has 3 floors: ground floor, 1st floor and 2nd floor with roof terrace. It was built according to current construction trends, modern design, using quality materials. All rooms are air-conditioned (heating/cooling), bathrooms with electric underfloor heating, security doors, high-quality carpentry and ceramics. Ready to move in. A beautiful, pebble beach is located directly in front of the building, and the center is 600 m away from the building. Apartment S7 is located on the 2nd floor of the building, oriented towards the south side and has a usable area of 192.68 m<sup>2</sup> (gross 264.51 m<sup>2</sup>). It consists of three bedrooms, a hallway, two bathrooms, a toilet, a living room, a dining room, a kitchen, a terrace of 42.64 m<sup>2</sup>, a staircase leading to a roof terrace of 105 m<sup>2</sup> with an open view of the sea and the islands. The apartment has 1 parking space. Price: €751,452 (VAT included in the price - the buyer does not pay the 3% real estate transaction tax) OTHER AVAILABLE IN THE FACILITY GROUND FLOOR: • APARTMENT S2 - located on the ground floor of the building, oriented towards the south side, has a usable area of 107.93 m<sup>2</sup> (gross 173.78 m<sup>2</sup>). It consists of two bedrooms, hallway, bathroom, toilet, living room, dining room, kitchen, garden of 60.71 m<sup>2</sup>, terrace of 31.10 m<sup>2</sup>. The apartment has 1 parking space. Price: €399,341 (VAT included in the price - the buyer does not pay the 3% real estate transaction tax) • APARTMENT S3 – located on the ground floor of the building, oriented towards the east side, has a usable area of 99.37 m<sup>2</sup> (gross 196.77 m<sup>2</sup>). It consists of two bedrooms, hallway, bathroom, toilet, living room, dining room, kitchen, garden of 105.70 m<sup>2</sup>, terrace of 16.35 m<sup>2</sup>. The apartment has 1 parking space. Price: €367,669 (VAT included in the price - the buyer does not pay the 3% real estate sales tax) 1ST FLOOR • APARTMENT S6 – SOLD 2ND FLOOR, 3RD FLOOR • APARTMENT S8 – located on the 2nd floor of the building, oriented towards the

east side, has a usable area of 170.34 m<sup>2</sup> (gross 236.75 m<sup>2</sup>). It consists of three bedrooms, a hallway, two bathrooms, a toilet, a living room, a dining room, a kitchen, a terrace of 24.46 m<sup>2</sup>, a staircase leading to a roof terrace of 103.10 m<sup>2</sup> with an open view of the sea and islands. The apartment has 1 parking space. Price: €680,000 (VAT included in the price - the buyer does not pay the 3% real estate transaction tax) For other information, contact us by e-mail or phone. ID CODE: A-329-S7

### Additional contact info

Reference Number: 492232  
Agency ref id: A-329-S7