

## Dvoetažni apartman s vrtom, Šibenik - Okolica, Flat



### Seller Info

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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:	Dvoetažni apartman s vrtom
Property for:	Sale
Property area:	86,26 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Price:	254,430.00 €
Updated:	Aug 11, 2024

## Condition

Newbuild:	yes
Built:	20233
Condition:	Under construction

## Location

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

## Permits

Building permit:	yes
Inspection certificate:	yes



## Additional information

Infrastructure:	Water, Air conditioner, Electricity, Telephone installation
Energy efficiency:	A

## Parking

Number of parking spaces:	1
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## Description

Description:	A new project with several residential units located in a quiet location in Brodarica. Brodarica is a quiet and pleasant village located only 5 km south of Šibenik and whose coast continues to one of the most famous tourist resorts on the Adriatic - Solaris (Amadria park). Brodarica is a village of villas and private houses, suitable for family holidays and living all year round. Picturesque sand and stone beaches, among which the newly renovated Rezalište beach stands out.
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Almost the entire shipping coast offers a view of the picturesque island of Krapanj. NP Krka is 16 km away. The distance from Split Airport is 50 km, and Zadar Airport is 85 km. The residential multi-family semi-detached building is located and designed to meet all: location and planning conditions, and is 330m from the first beach, while the first shop is 300m away. The architectural design aimed to provide the right orientation within the given framework, as much natural light as possible, and at the same time the necessary intimacy of individual housing units. Considering the climatic conditions, loggias are designed as outdoor areas of all housing units - an extension of the living room. On the ground floor there are two residential units S1 and S2. Residential unit S1 is a comfortable two-bedroom two-story apartment. Residential unit S2 is a one-room apartment. An internal staircase provides access to the 1st floor, where there is one residential unit S3, which is a one-room apartment. On the 2nd floor is residential unit S4. Residential unit S4 is a comfortable three-room apartment.

**EQUIPMENT OF THE BUILDING:**

- Heating and cooling in the living rooms and all bedrooms will take place via a split system with a wall unit, while the external units will be located on the roof of the building.
- All apartments will have underfloor heating installed.
- The preparation of drinking water in bathrooms and kitchen will take place through electric boilers with a capacity of 80 liters located in the bathroom.
- The entrance door to the apartment is anti-burglary with additional sound insulation and seals that reduce the air permeability of the door.
- The internal carpentry will be white, solid, smooth doors lacquered with PU lacquer with a door frame made of MDF lacquered in white.
- Each apartment will have separate meters for measuring electricity consumption energy and water.
- The residential building was designed with an A+ energy certificate, which ensures maximum energy conservation and complete cost control.
- Each apartment will have a defined waste disposal location in the yard and one parking space.

**Building A available apartments:**

Ground floor: S1- Apartment with a total area of 84.26 m<sup>2</sup> is located on two floors, the ground floor and the first floor. The apartment consists of:

Ground floor: bathroom, kitchen, dining room and living room, staircase leading to the first floor, First floor: hallway, bathroom, two bedrooms. The living room leads to the terrace, which is partly a loggia and partly an uncovered terrace. It leads to the adjoining part of the yard. The apartment also has a part of the yard at the back of the building, and one parking space.

## Additional contact info

Reference Number: 499457  
Agency ref id: a531