

## Vodice - stan u novogradnji u blizini plaže, 81 m<sup>2</sup>, Vodice, Flat



### Seller Info

Name: Agencija Angelus nekretnine  
First Name: Agencija  
Last Name: Angelus nekretnine  
Company Name: Angelus nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.angelusnekretnine.hr>

Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000

Address: Vlaška ulica 72  
Mobile: +385 91 482 6401  
Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of each of our employees

contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

#### BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556

Bank and account number:  
HR5124020061100902550  
Base capital: 20.000 kn  
Board members: Anastazija  
Darijević

## Listing details

### Common

Title: Vodice - stan u novogradnji u blizini plaže, 81 m<sup>2</sup>  
Property for: Sale  
Property area: 81 m<sup>2</sup>  
Floor: 1  
Number of Floors: 2  
Bedrooms: 3  
Bathrooms: 1  
Price: 295,000.00 €  
Updated: Sep 20, 2023

### Condition

Built: 2023



### Location

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

### Permits

Building permit: yes

### Parking

Number of parking spaces: 1

### Description

Description: Angelus nekretnine offers for sale apartments in a new building in Vodice:  
**LOCATION** An apartment for sale in a new building in Vodice, in the immediate vicinity of the beach and the sea, only 7 minutes' walk from the center of town. It

is a top location, since the building is a few minutes' walk from the beach and the same distance from the center of the town. Vodice is a tourist center, known for its liveliness and variety of tourist offers. They are located on the coast, in a wide bay, 11 km northwest of Šibenik. Vodice is well connected by road to other major cities in Croatia (Zagreb, Rijeka, Zadar, Split and Dubrovnik) as well as to European centers. Vodice can also be reached by sea from Italy with the international ferry lines Ancona-Zadar and Ancona-Split. This region has a good air connection with European cities via two international airports nearby: Zadar Airport (approx. 70 km) and Split Airport (approx. 50 km). Vodice offers excellent conditions for an unforgettable and active vacation. As the largest tourist center of the region, the city hosts many interesting festivals, fairs and events, but also offers various opportunities for sports activities and recreation. This area also has a rich cultural heritage.

**DESCRIPTION** Apartment S7 is located on the 1st floor of a smaller building under construction, and the planned deadline for moving in is summer 2024. The building has a total of 11 apartments, modern architecture with an elevator. The total area of the apartment is 81.26 m<sup>2</sup>, and it consists of a hallway, 2 bedrooms, a laundry room, a bathroom and an "open space" area where the living room, dining room and kitchen are located, which leads to a covered terrace of 14.44 m<sup>2</sup>. The orientation of the apartment is north-west. All rooms in the apartment are air-conditioned, and there is underfloor heating in the bathrooms and living room. 1 parking space is included in the price of the apartment, and there is an option to purchase an additional garage parking space. The price of the apartment includes a storage area of 8 m<sup>2</sup>. The price of the apartment includes VAT, so the buyer does not have to pay real estate sales tax in the amount of 3%.

There are also apartments for sale: S2 ground floor - 85 m<sup>2</sup> + garden 54 m<sup>2</sup> EUR 265,000 - SOLD S3 ground floor - 71 m<sup>2</sup> + garden 147 m<sup>2</sup> EUR 250,000 S4 ground floor - 87 m<sup>2</sup> EUR 280,000 S5 1st floor - 97 m<sup>2</sup> EUR 340,000 S6 1st floor - 79 m<sup>2</sup> EUR 275,000 S7 1st floor - 81 m<sup>2</sup> EUR 285,000 S8 1st floor - 139 m<sup>2</sup> EUR 479,000 S9 2nd floor - 122 m<sup>2</sup> EUR 449,000 - SOLD S10 2nd floor - 116 m<sup>2</sup> EUR 429,000 - SOLD S11 2nd floor - 139 m<sup>2</sup> EUR 499,000 ID CODE: 4495

## Additional contact info

Reference Number: 518465

Agency ref id: 4495