

## VODICE, novogradnja, 1. kat, pogled na more, lift, 3 spavaće sobe, ostava, 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:	VODICE, novogradnja, 1. kat, pogled na more, lift, 3 spavaće sobe, ostava
Property for:	Sale
Property area:	120 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	16 m <sup>2</sup>
Price:	459,382.00 €
Updated:	Oct 28, 2023

### Condition

Newbuild:	yes
Built:	2023-2024

## Location

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



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Elevator: yes

## Parking

Number of parking spaces: 1

## Description

Description: VODICE - For sale, a modern three-room apartment on the 1st floor with a beautiful view of the sea, 750 m from the beach and the center! Newly built building with a total of 10 apartments, is located in an excellent location and has a panoramic view of the sea and the city. The building has a total of four floors: basement + ground floor + 1st floor + 2nd floor. The modern-looking building is being built with quality materials according to the latest construction standards and will be equipped with: PVC carpentry with mosquito nets, Styrofoam facade, blinds with electric lifters, underfloor heating, burglar-proof entrance doors, high-quality ceramic coverings, modern sanitary ware in the bathroom, air conditioning in each the room. The building has an elevator and a storage room. Each residential unit has a parking space in the courtyard of the building and a storage room in the basement of the building (cellar). A part of the garden belongs to the apartments on the ground floor S1, S2 and S3, and the apartments on the first and second floors will have a panoramic view of the sea. There is a possibility to purchase an additional parking space at a price of €7,500. Planned start of construction - September 2023. Estimated move-in date - summer 2024. Apartment S5 located on the 1st floor of the building, oriented to the southeast. It consists of an entrance area, laundry/storage room, bedroom 1, bedroom 2, bedroom 3, hallway, bathroom 1, bathroom 2, kitchen with dining room and a living room with access to a spacious covered terrace of 16.90 m<sup>2</sup> and uncovered terrace of 6.34 m<sup>2</sup> with a beautiful view of the sea. The apartment has a storage room in the basement and one parking space. The total usable area is 120.89 m<sup>2</sup>. The price is: €459,382 (VAT included - the buyer is exempt from paying 3% real estate sales tax). OTHER AVAILABLE IN THE BUILDING: GROUND FLOOR Apartment S1 is located on the ground floor of the building, oriented to the

southeast. It consists of an entrance area, toilet/laundry room, bedroom 1, bedroom 2, hallway, bathroom, kitchen with dining room and a living room with access to a spacious covered terrace of 19.17 m<sup>2</sup> from which you can access the part of the garden/courtyard that belongs this apartment. The apartment has a corresponding part of the garden, a storage room in the basement and one parking space. The total usable area is 74.78 m<sup>2</sup>. The price is: €261,730 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Apartment S2 is located on the ground floor of the building, facing south. It consists of an entrance area, toilet/laundry room, bedroom 1, bedroom 2, hallway, bathroom, kitchen with dining room and a living room with access to a spacious covered terrace of 17.41 m<sup>2</sup> from which access to a part of the garden/courtyard belongs this apartment. The apartment has a corresponding part of the garden, a storage room in the basement and one parking space. The total usable area is 84.25 m<sup>2</sup>. The price is: €294,875 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Apartment S3 is located on the ground floor of the building, oriented to the southwest. It consists of an entrance area, toilet/laundry room, bedroom 1, bedroom 2, hallway, bathroom, kitchen with dining room and a living room with access to a spacious covered terrace of 15.91 m<sup>2</sup> from which access to the part of the garden/courtyard belongs this apartment. The apartment has a corresponding part of the garden, a storage room in the basement and one parking space. The total usable area is 84.20 m<sup>2</sup>. The price is: €319,960 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Apartment S4 is located on the ground floor of the building, facing west. It consists of an entrance area, toilet/laundry room, bedroom 1, bedroom 2, hallway, bathroom, kitchen with dining room and a living room with access to a spacious covered terrace of 16.73 m<sup>2</sup>. The apartment has a storage room in the basement and one parking space. The total usable area is 83.73 m<sup>2</sup>. The price is: €318,174 (VAT included - the buyer is exempt from paying 3% real estate sales tax). 1ST FLOOR Apartment S6 located on the 1st floor of the building, facing south. It consists of an entrance area, laundry room, storage room, bedroom 1, bedroom 2, hallway, bathroom 1, bathroom 2, kitchen with dining room and a living room with access to a spacious covered terrace of 15.84 m<sup>2</sup> with a beautiful view. to the sea. The apartment has a storage room in the basement and one parking space. The total usable area is 93.76 m<sup>2</sup>. The price is: €356,288 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Apartment S7 located on the 1st floor of the building, oriented to the west. It consists of an entrance area, laundry/storage room, bedroom 1, bedroom 2, bedroom 3, hallway, bathroom 1, bathroom 2, kitchen with dining room and living room with access to a spacious covered terrace of 21.52 m<sup>2</sup> from which there is a beautiful view of the sea. The apartment has a storage room in the basement and one parking space. The total usable area is 125.48 m<sup>2</sup>. The price is: €501,920 (VAT included - the buyer is exempt from paying 3% real estate sales tax). 2ND FLOOR Apartment S8 located on the 2nd floor of the building, oriented to the southeast. It consists of an entrance area, laundry/storage room, bedroom 1, bedroom 2, bedroom 3, hallway, bathroom 1, bathroom 2, kitchen with dining room and living room with access to a spacious covered

terrace of 16.90 m<sup>2</sup> from which there is a beautiful view of the sea. The apartment has a storage room in the basement and one parking space. The total usable area is 117.72 m<sup>2</sup>. The price is: €470,880 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Apartment S9 located on the 2nd floor of the building, oriented to the south. It consists of an entrance area, laundry room, storage room, bedroom 1, bedroom, hallway, bathroom 1, bathroom 2, kitchen with dining room and living room with access to a spacious covered terrace of 15.83 m<sup>2</sup> with a beautiful view of sea. The apartment has a storage room in the basement and one parking space. The total usable area is 93.76 m<sup>2</sup>. The price is: €375,040 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Apartment S10 located on the 2nd floor of the building, oriented to the west. It consists of an entrance area, laundry/storage room, bedroom 1, bedroom 2, bedroom 3, hallway, bathroom 1, bathroom 2, kitchen with dining room and living room with access to a spacious covered terrace of 21.53 m<sup>2</sup> from which there is a beautiful view of the sea. The apartment has a storage room in the basement and one parking space. The total usable area is 125.50 m<sup>2</sup>. The price is: €527,100 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Contact us by phone or e-mail to arrange a viewing and learn more about this property. ID CODE: A-406-S5

### Additional contact info

Reference Number: 532383  
Agency ref id: A-406-S5