

## BRODARICA KOD ŠIBENIKA – PREKRASAN NOVI STAN NA ODLIČNOJ LOKACIJI - AS4, Šibenik - Okolica, Flat



### Seller Info

Name: Dogma Nekretnine  
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Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	BRODARICA KOD ŠIBENIKA – PREKRASAN NOVI STAN NA ODLIČNOJ LOKACIJI - AS4
Property for:	Sale
Property area:	91 m <sup>2</sup>
Bedrooms:	3
Price:	275,100.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Šibenik - Okolica
City area:	Brodarica
ZIP code:	22000



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	1
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### Description

Description:	BRODARICA - BEAUTIFUL NEW APARTMENT IN A GREAT LOCATION - AS4 In BRODARICA, 350 meters from the beautiful beach, there is this building, with very beautiful, functional and excellently designed apartments. Apartment
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AS4 is located in building A (in the pictures you can see the position), the apartment is south-facing, size 91.70 m<sup>2</sup>, with two bedrooms and a living room with kitchen and dining room. The building is being built with exceptional quality, and completion of construction, i.e. moving in, is expected for: March 2025.

**LOCATION: BRODARICA** This location is characterized by an extremely good connection with the city, as it is located in the immediate vicinity of the bus stop, 130 m away and another bus stop. station 180 m away (Jadranska magistrala in the direction of Split), kindergarten 1200 m away, elementary school 930 m away, post office 400 m away, nearby supermarket 350 m and the first beach 350 m (Gaj bay).

**BUILDING DESCRIPTION:** The residential multi-family semi-detached building is located and designed to meet all the location and planning conditions, including the distance from the center, the number of floors and the construction of the plot. 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 - extensions of the living room - are designed as outdoor areas of all residential units, an optimal choice that offers protection from excessive sun in summer and rain in winter. Due to the location of the parcel in question, all apartments have a southern orientation with loggias on the southern facade of the building. A residential semi-detached (double) building with a ground floor and two floors is finished with a flat impassable roof. On the ground floor with a direct entrance from the outside, there is residential unit S1, which is a two-room apartment. Part of the yard on the ground floor belongs to housing unit S1. A semi-open staircase provides access to the 1st floor, where there are two one-room residential units S2 and S3, to which the storage rooms on the ground floor belong. On the 2nd floor is residential unit S4. Residential unit S4 is a comfortable two-room apartment. With minor interventions, there is a possibility of adaptation into a three-room apartment.

**CONSTRUCTION** The residential building will be built with 25 cm thick block bricks, stiffened by a system of horizontal and vertical reinforced concrete cerclages. The mezzanine structures and the roof slab are made of solid reinforced concrete slabs. The foundations, above the foundation walls and the staircase are made of reinforced concrete.

**ROOF CONSTRUCTION** The load-bearing roof structure is made of reinforced concrete slabs with a thickness of 20 cm. The roof is made as a flat impassable roof, covered with UV-stable TPO foil, thermally insulated with 15 cm of thermal insulation.

**FACADE FACADE** The facade will be made with silicate plaster with thermal insulation from expanded polystyrene EPS (styrofoam) 10 cm.

**WALLS AND CEILINGS** The internal partition walls in the apartments are made of plasterboard with mineral wool filling of 10-12.5 cm thick with double GK panels. The concrete parts of the walls and ceiling slabs are leveled by smoothing. The final treatment of concrete and partition walls is painting with semi-dispersive white paint. Block brick walls are plastered with gypsum-lime and lime-cement plaster, and finished with smoothing and painting. In the case of wall tiles, all expansion joints, as well as edges and corner ends, are made with protective corner profiles. In the sanitary facilities, all walls are covered with ceramic tiles from floor to ceiling.

**FLOORS** The floors of

all rooms will be covered with high-quality ceramic tiles. Frost-resistant ceramic tiles are provided on the loggia floors. The staircase and landings are lined with anti-slip stone. EXTERIOR CARPENTRY AND LOCKSMITH The external carpentry will be made of PVC with multi-chamber profiles of high thermal insulation that meets the standards of low energy consumption with the associated box for ALU blinds, thermally insulated and external window sills and internal window sills made of stone. The glasses are triple-layered with a low-energy coating. There are exits to the loggia sliding walls or balcony doors. Fences on loggias and balconies are made of galvanized metal 100 cm high. COMMON SPACES Communication between floors is made possible by an internal staircase. The floors of the staircase and corridor are paved with natural stone. The railings and handrails in the staircases are designed as locksmith's railings with a height of 100 cm. The outdoor common areas will be appropriately horticulturally arranged with low and tall plants. EQUIPMENT OF THE BUILDING: · Heating and cooling in living rooms and all bedrooms will take place via 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. · Preparation of drinking water in bathrooms and kitchens will take place through electric boilers with a capacity of 80 liters located in the bathrooms. · Entrance doorthose in the apartment are anti-burglary with additional sound insulation and seals that reduce the air permeability of the door. · 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 and one parking space in the yard POSSIBILITY OF PAYMENT 10% - down payment 30% - completed rough construction - ready for carpentry 30% - immediately before the installation of ceramics and painting 20% - when everything is finished 10% - getting usable and solving ownership Don't miss the opportunity. Contact us with confidence. Damir Varošanec 00 385 (0)99 733 53 07 Ante Goleš 00 385 (0)99 222 30 54 ID CODE: DA100062266

## Additional contact info

Reference Number: 574206  
Agency ref id: DA100062266