

## VODICE, novo, dvoetažni stan + vrt, 300 m do plaže, garaža, 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, novo, dvoetažni stan + vrt, 300 m do plaže, garaža
Property for:	Sale
Property area:	114 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Garden area:	70 m <sup>2</sup>
Price:	328,000.00 €
Updated:	Mar 13, 2024

### Condition

Newbuild:	yes
Built:	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

## Parking

Garage: yes  
Number of parking spaces: 1

## Description

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VODICE - For sale, an interesting two-story apartment on the ground floor with its own entrance, only 300 m from the city beach and 600 m from the city center! Newly built multi-apartment building with a total of 10 apartments, located in an excellent location, in an already built-up part of the town of Vodice. It has a total of three floors: 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: Styrofoam facade, glass fence, external PVC carpentry glazed with Low-E glass, mosquito nets, internal carpentry is of standard production with wooden frames, PVC blinds with electric lifters, underfloor heating in all rooms, anti-burglary entrance doors, high-quality ceramic floor coverings, modern sanitary ware in the bathroom, air conditioner inverter, TV/Internet connection. The building has a garage. The possibility of installing a charging station for electric cars in the garage. The entrance to the residential units S1 and S4 is from the outside, while the entrance to the other residential units and the access to the flat impassable roof is via an internal staircase. The building also has a common elevator, as vertical communication between floors. Each apartment has its own meter for water and electricity, and an additional advantage is that the building is connected to the city's sewage system. The planned construction completion date is the summer of 2024. The best features of this facility are its attractive position and location, enabling access to all necessary amenities on foot. Located on the edge of the city center, this facility stands out for its proximity to the sea, shops, market, bus station, ACI marina, clinic... Apartment S4 with a total area of 114.86 m<sup>2</sup> extends over two floors: ground floor + first floor. The ground floor consists of a separate entrance, laundry room, staircase, toilet, kitchen and dining room with a living room with access to the garden. An internal staircase leads to the first floor where there is an entrance hall, three bedrooms, two bathrooms, a covered balcony of 6.60 m<sup>2</sup>. The apartment has a garage of 13.60 m<sup>2</sup>.

and a yard of 70 m<sup>2</sup>. The price is €328,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax). OTHER AVAILABLE IN THE BUILDING

**GROUND FLOOR** Flat S1 - SOLD Apartment S2 with a total area of 98.78 m<sup>2</sup> extends over two floors: ground floor + first floor. The ground floor consists of an entrance, a laundry room, a staircase, a toilet, a bedroom, a kitchen and a dining room with a living room. An internal staircase leads to the first floor where there is an entrance hall, a storage room, two bedrooms and two bathrooms. The apartment has a garage of 13.60 m<sup>2</sup> and a yard of 36 m<sup>2</sup>. The price is €282,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Apartment S3 with a total area of 100.78 m<sup>2</sup> extends over two floors: ground floor + first floor. The ground floor consists of an entrance, a laundry room, a staircase, a bedroom, a toilet, a kitchen and a dining room with a living room. An internal staircase leads to the first floor where there is an entrance hall, two bedrooms and two bathrooms. The apartment has a garage of 13.60 m<sup>2</sup> and a yard of 36 m<sup>2</sup>. The price is €288,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax).

**1ST FLOOR** Apartment S5 - SOLD Apartment S6 - SOLD **2ND FLOOR** Apartment S7 with a total area of 98.48 m<sup>2</sup> is located on the 2nd floor. It consists of an entrance, a toilet, a kitchen and a dining room with a living room, three bedrooms, an entrance hall, two bathrooms, a loggia with an area of 11.91 m<sup>2</sup>, an exit to an outdoor terrace with a view of the sea and the city. The apartment has a garage space of 13.60 m<sup>2</sup> and an outdoor parking space. The price is €281,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax).

Apartment S8 with a total area of 103.07 m<sup>2</sup> is located on the 2nd floor. It consists of an entrance, a toilet, a kitchen and a dining room with a living room, three bedrooms, an entrance hall, two bathrooms, a loggia of 11.91 m<sup>2</sup>, a terrace of 6.60 m<sup>2</sup>, an exit to the roof terrace with a view of the sea and the city. The apartment has a garage space of 13.60 m<sup>2</sup> and an outdoor parking space. The price is €294,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax). Apartment S9 - SOLD Apartment S10 - SOLD For more information, contact us by phone or e-mail. ID CODE: A-466-S4

## Additional contact info

Reference Number: 579426  
Agency ref id: A-466-S4