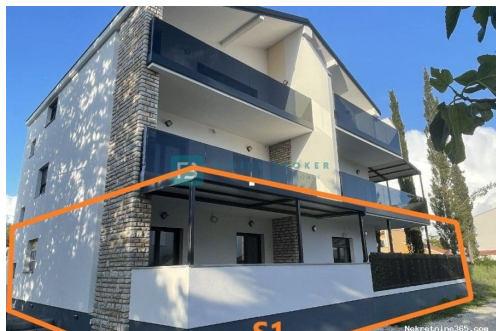


## VODICE, novo, moderan namješten stan, 300 m do plaže, vrt, Vodice, Flat



### Seller Info

Name: Fidius Broker  
E-mail: [info@fidiusbroker.hr](mailto:info@fidiusbroker.hr)  
First Name: Fidius  
Last Name: Broker  
Company Name: Fidius Broker 2  
Service Type: Selling and renting  
Website: <http://fidiusbroker.hr/>  
Country: Croatia  
Region: Šibensko-kninska županija  
City: Vodice  
City area: Vodice  
ZIP code: 22211  
Address: Ćirila i Metoda 1a  
Mobile: +385 91 513 5719  
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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, moderan namješten stan, 300 m do plaže, vrt
Property for:	Sale
Property area:	142 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Garden area:	75 m <sup>2</sup>
Terrace area:	29 m <sup>2</sup>
Price:	465,000.00 €
Updated:	Jul 18, 2024

### Condition

Newbuild:	yes
Last renovation:	2023

### 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

Number of parking spaces: 2

## Description

**Description:** VODICE - A beautifully furnished three-room apartment on the ground floor with a garden is for sale, in a fantastic location, only 300 m from the city beach and 600 m from the city center! Completely renovated from the ground up, smaller residential building with a total of 5 apartments. The modern-looking residential building consists of three floors: ground floor + 1st floor + 2nd floor. The building was built with quality materials and equipped according to the latest construction standards: thermal facade, external ALU carpentry with triple ISO glass, electric roller shutters and mosquito nets, completely new installations, high-quality ceramics and laminate, internal wooden doors reinforced with high-quality double hinges and magnetic locks, air conditioning device brand Mitsubishi, Villeroy & Boch sanitary ware in the bathrooms, electric underfloor heating in the bathrooms, security entrance door, glass fence, camera at the entrance to the building. Each apartment has its own meter for water and electricity, and the additional advantage is that the building is connected to the city's sewage system. Apartment S1 extends to approx. 270 m<sup>2</sup> of useful floor plan, which multiplied by the calculation coefficient gives 142.41 m<sup>2</sup>. The apartment with an interesting and functional layout extends through the entire ground floor. It consists of a hallway, two bathrooms, a toilet, a storage room, a kitchen, a dining room, three bedrooms with attached large terraces, a living room with access to a covered terrace of approx. 29 m<sup>2</sup>, equipped with a TV connection, lighting, and a fan. The apartment has a yard of approx. 75 m<sup>2</sup> and two parking spaces with the possibility of accommodating a third vehicle on the lot. The apartment is fully furnished and ready to move into. An additional convenience of this apartment lies in the fact that it has two separate external entrances and the layout of the rooms is such that it is possible to use it as two separate residential units. The best features of this apartment are its excellent position and location, enabling you to access all necessary facilities on foot. Located on the edge of the city center, this apartment stands out for its proximity to the sea, shops, market, bus station, ACI marina,

clinic... The price is €465,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax). For more information, contact us by e-mail or phone. ID CODE: A-481-M

### Additional contact info

Reference Number: 597421  
Agency ref id: A-481-M  
Contact phone: ++385 91 3375522