

## Split, Manuš - tradicionalna dalmatinska kamena kuća, Split, House



### 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  
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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: Split, Manuš - tradicionalna dalmatinska kamena kuća  
Property for: Sale  
House type: detached  
Property area: 106 m<sup>2</sup>  
Lot Size: 87 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Price: 995,000.00 €  
Updated: May 24, 2024

### Condition

Last renovation: 2008



### Location

Country: Croatia  
State/Region/Province: Splitsko-dalmatinska županija  
City: Split  
City area: Manuš  
ZIP code: 21000

### Permits

Ownership certificate: yes

### Description

Description: Angelus nekretnine offers for sale a traditional Dalmatian stone house in the center of Split: LOCATION: The stone house is located in the Manus area, a historic part of the city of Split. It is only a few minutes' walk from Diocletian's Palace, Đardin, the city market - Pazar and the Riva. All amenities are nearby; catering facilities, shops, public transport, city parking, tourist facilities, numerous city institutions, kindergartens and schools. Although it is located in the center, the property is in a quiet street with its own separate entrance and offers great privacy and peace. The Palace and the entire historic core of Split are on the UNESCO World Heritage

List due to the extraordinary preservation of the Palace itself and the fact that the Palace and its city continue to live a full life. The house is ideal either as an investment property, since it can have an excellent return, but also for all lovers of Dalmatian stone houses who want to live in the very center of the city of Split.

**DESCRIPTION:** This detached stone house consists of one two-story residential unit and a large yard and fenced garden. The house consists of a ground floor and a first floor, which are connected to each other by internal wooden stairs. On the ground floor there is a hallway, a living room, a kitchen with a pantry and a bathroom. There are two bedrooms and an anteroom on the first floor. The house is fully air-conditioned, furnished and equipped. The complete renovation was carried out in 2008, when it was rebuilt from the ground up. The great value of this property is given by the beautiful courtyard in front of the entrance with a large pergola. In this part there is a fireplace, a dining table and an area for rest and enjoyment, a fenced garden and a storage room. On the market, it is very rare to find a property in the very center of the city that has a large courtyard and, above all, great privacy. The entire house is made of stone, all the windows are wooden, and all conservation regulations were fully respected during the renovation. Old, valuable stone objects (an old oyster, an old stone bench) have also been preserved, which give this property a special charm. A very valuable property that is rarely found on the market and we definitely recommend it as an agency. The buyer of this property is given the opportunity to purchase a smaller one-room apartment, 27 m<sup>2</sup>, at a price of EUR 150,000. The apartment is located in the neighboring, also stone house. It is completely renovated and ready for tourist rental. A very valuable property that is rarely found on the market and we definitely recommend it as an agency. For any additional questions and information, or if you are interested in viewing a property, please don't hesitate to call already today. Our General Terms and Conditions are available at the following link: <https://angelusnekretnine.hr/about-us>. ID CODE: 5076

## Additional contact info

Reference Number: 610902  
Agency ref id: 5076