

## Split, Žnjan - trosoban u NOVOGRADNJI, 75.01 m2, Split, Flat



### 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  
Phone: +385 1 466 2233

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, Žnjan - trosoban u NOVOGRADNJI, 75.01 m2  
Property for: Sale  
Property area: 75 m<sup>2</sup>  
Floor: 1  
Number of Floors: 5  
Bedrooms: 4  
Bathrooms: 1  
Garden area: 86 m<sup>2</sup>  
Price: 345,046.00 €  
Updated: May 27, 2024

### Location

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

### Permits

Ownership certificate: yes

### Additional information

Elevator: yes

### Description

Description: Angelus nekretnine offers for sale a three-room apartment of 75.01 m2 in NEW BUILDING in Split - Žnjan district LOCATION The apartment is located in a quiet environment, in a very attractive location, in the southeastern part of Split and has excellent connections with other parts of the city. An exceptionally urban area of the city that has everything you need for a comfortable life. In the immediate vicinity are the Pazdigrad Elementary School, kindergartens, various shops, children's parks, a pharmacy, a health center, and a public transport station. The distance from the sea and the nearest beach is less than 300 m, as well as from the promenade on Žnjan. The building is far from important communal and traffic points: Public city transport - 100 m, Clinical hospital center - 1 km, City center (Riva) - 4 km, Zagreb-Split highway - 20 km, Split airport - 25 km.

DESCRIPTION: A three-room apartment in a new building with a total net area of 75.01 m<sup>2</sup> is for sale, located on the first floor of a residential building. The apartment consists of an entrance hall, kitchen and dining room with living room, three bedrooms, one bathroom, one toilet and two covered terraces. The building of modern architecture and high energy efficiency is built according to modern standards from high-quality materials with all the necessary equipment. The building has two basement garages with parking spaces, ground floor, four floors and a superstructure. There is one entrance with an elevator that connects all floors. The price of a parking space in the basement floor is 1,800 euros per m<sup>2</sup>. The building is south-facing and sunny all day, and at the same time offers a beautiful open view of the sea. Hallway / entrance area 9.63 m<sup>2</sup> Living room 13.19 m<sup>2</sup> Kitchen and dining room 10.81 m<sup>2</sup> Room 1 8.32 m<sup>2</sup> Room 2 7.50 m<sup>2</sup> Room 3 11.32 m<sup>2</sup> Bathroom 5.22 m<sup>2</sup> WC 2.42 m<sup>2</sup> Terrace (6.30 x 0.50) 3.15 m<sup>2</sup> Terrace (6.90 x 0.50) 3.45 m<sup>2</sup> TOTAL 75.01 m<sup>2</sup> The investor is in the process of obtaining a building permit. The planned construction start date is the summer of 2024. Payment is based on construction phases: 30% of the price when signing the preliminary contract, 40% upon completion of the building's concrete construction, and 30% for the facade. The property has great potential, whether it is a place for a peaceful and quality life or as an investment for the purpose of renting. For all questions and information or to arrange an appointment for a real estate inspection, contact us today, and you can view our General Terms and Conditions at the link <https://angelusnekretnine.hr/o-nama>. Your Angelus nekretnine d.o.o. ID CODE: 5088

## Additional contact info

Reference Number: 611383  
Agency ref id: 5088