

## VODICE, novi projekt, 1. kat, 600 m do plaže, lift, 3 spavaće sobe, Vodice, Flat



### Seller Info

Name: Fidius Broker  
 E-mail: info@fidiusbroker.hr  
 First Name: Fidius  
 Last Name: Broker  
 Company Name: Fidius Broker  
 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  
 Phone: +385 91 337 5522  
 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, novi projekt, 1. kat, 600 m do plaže, lift, 3 spavaće sobe
Property for:	Sale
Property area:	130 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	468,000.00 €
Updated:	Jun 05, 2024

### Condition

Newbuild:	yes
Built:	2024-2025

### Location

Country: Croatia  
State/Region/Province: Šibensko-kninska županija  
City: Vodice  
City area: Vodice  
ZIP code: 22211



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Elevator: yes

## Parking

Number of parking spaces: 2

## Description

Description:

VODICE - For sale, a new three-room apartment with a terrace on the 1st floor, located in a prime location! The building is located in a built-up part of Vodice, surrounded by family houses, 600 m from the famous city beach (Blue Beach) and 500 m from the city center. Project of a new residential building with a total of 4 apartments. The modern-looking residential building will consist of three floors: ground floor + 1st floor + 2nd floor. The ground floor is occupied by two apartments, and on the 1st and 2nd floor there is one apartment for the entire floor of the building. The building will be built with quality materials according to the latest construction standards: ALU carpentry with mosquito nets, ALU sliding walls, Styrofoam facade, blinds with electric lifters, underfloor heating, burglar-proof entrance doors, high-quality ceramic coverings, modern sanitary ware in the bathroom, air conditioning in every room. The building has an elevator. Apartments S1 and S2 each have one parking space inside the courtyard of the building, while apartments S3 and S4 each have two parking spaces. The planned deadline for completion of construction and moving in is in the summer of 2025. Apartment S3 is located on the 1st floor, with a net usable area of 130 m<sup>2</sup>. It consists of an entrance, hall, hallway, laundry room, bathroom, bedroom 1 with access to an uncovered terrace, bedroom 2, master bedroom 3 with bathroom and dressing room and access to a covered terrace, kitchen and dining room, living room with access to a spacious covered terrace of 38.44 m<sup>2</sup>. The apartment comes with two parking spaces. The price is €468,000 (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 is located on the ground floor, with a net usable area of 70 m<sup>2</sup>. It consists of an entrance, a hallway, two spacious bedrooms, a modernly equipped bathroom, a laundry room, a kitchen

with a dining room and a living room with access to a covered and uncovered terrace. The apartment has one parking spot. The price is €245,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax). There is the possibility of building a swimming pool with an extra charge of €20,000.00. 2ND FLOOR Apartment S4 is located on the 2nd floor, with a net usable area of 130 m2. It consists of an entrance, hall, hallway, laundry room, bathroom, bedroom 1 with access to an uncovered terrace, bedroom 2, master bedroom 3 with bathroom and dressing room and access to a covered terrace, kitchen and dining room, living room with access to a spacious covered terrace of 38.44 m2. The apartment comes with two parking spaces. The price is €481,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax). For more information, contact us by e-mail or phone. (Google translate) ID CODE: A-492-S3

### Additional contact info

Reference Number: 614475  
Agency ref id: A-492-S3