

VODICE, novogradnja, pogled na more, 1. kat, 600 m do plaže, 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  
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, novogradnja, pogled na more, 1. kat, 600 m do plaže
Property for:	Sale
Property area:	112 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Garden area:	33 m <sup>2</sup>
Terrace area:	38 m <sup>2</sup>
Price:	393,000.00 €
Updated:	Oct 04, 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

Number of parking spaces: 2

## Description

Description: VODICE - A modern three-room apartment with a sea view is for sale, 600 m from the sea and 900 m from the city center! Modern project of a new smaller residential building with a total of 4 apartments. The modern-looking residential building will consist of three floors: souterrain + ground floor + first floor. In the basement there will be apartment S1, the ground floor will be occupied by two apartments - S2 and S3, and on the 1st floor there will be apartment S4. The building will be built with quality materials according to the latest construction standards. From the equipment we highlight: thermal facade, anti-burglary entrance door, PVC joinery, electric shutter lifters and mosquito nets, electric underfloor heating in bathrooms, modern sanitary facilities, ceramic floor coverings, high-quality laminate in rooms, inverter air conditioners, MDF interior room doors, glass railings on terraces. All apartments have a beautiful view of the sea, a separate entrance, a part of the garden and two parking spaces. The planned start of construction is in the fall of 2024, and the planned deadline for completion of construction and occupancy is in the fall of 2025. Apartment S4 with a total usable area of 112.22 m<sup>2</sup> (residential area 125.53 m<sup>2</sup>) + 33.25 m<sup>2</sup> garden is located on the ground floor and on the 1st floor of the building, and consists of a staircase on the ground floor, a kitchen and dining room, a living room, three bedrooms, two bathrooms and a covered terrace of 38.28 m<sup>2</sup> on the first floor. The apartment has a view of the sea and has a garden of 33.25 m<sup>2</sup> and two parking spaces labeled P3 and P4. The price is: €393,000 (VAT included - the buyer is exempt from paying 3% real estate sales tax). OTHER AVAILABLE IN THE BUILDING SOUTERRAIN Apartment S1 with a total usable area of 110.96 m<sup>2</sup> (residential area 90.49 m<sup>2</sup>) + 245 m<sup>2</sup> garden and extends over the entire souterrain. It consists of a hallway, living room, kitchen and dining room, three bedrooms, toilet, two bathrooms and a terrace of 8.07 m<sup>2</sup>. The apartment has a view of the sea and has a 245 m<sup>2</sup> garden and two parking spaces. The price is: €299,600 (VAT included - the buyer is exempt from paying 3% real estate sales

tax). GROUND FLOOR Apartment S2 - RESERVED Apartment S3 with a total usable area of 69.12 m2 (residential area 62.83 m2) + 69.25 m2 garden is located on the ground floor. It consists of a covered entrance, hallway, kitchen, dining room and living room, two bedrooms and a bathroom and a covered terrace of 6.28 m2. The apartment has a view of the sea and has a garden area of 69.25 m2 and two parking spaces marked P5 and P6. The price is: €242,000 (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-526-S4

### Additional contact info

Reference Number: 649285  
Agency ref id: A-526-S4