



## listing



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 678,296.44

### Ubicación

País:	Croacia
Estado/Región/Provincia:	Sibenik-Knin
Ciudad:	Šibenik
Publicado:	04/07/2025

### Descripción:

An apartment house of 5 apartments for renting with a swimming pool located in a popular tourist area near Rogoznica.

The property sits on a 557 m<sup>2</sup> plot and offers a total living space of 255 m<sup>2</sup>.

The house consists of three levels:

On the ground floor, there are two apartments, one of which is currently used by the owners. The owner's apartment includes a bedroom, kitchen with dining area, and a bathroom. The second apartment features one bedroom, kitchen with dining area, two bathrooms, and access to a terrace.

On the first floor, there are two separate apartments, each with one bedroom, kitchen with dining area, bathroom, and private terrace.

In the attic, there is a spacious apartment with two bedrooms, kitchen with dining area, bathroom, and a terrace offering beautiful sea views.

The property provides parking space for up to five vehicles, a reserve water tank, and solar collectors with a 500-liter capacity for water heating.

In the outdoor area, there is a swimming pool, barbecue, and two outdoor showers.



The house enjoys an excellent location in a quiet area, just 250 meters from the beach and close to all essential amenities including restaurants, cafes, and shops.

The property has a successful track record in the tourism business, with all apartments rated three stars, making it an ideal investment for holiday rentals or as a private residence, depending on the future owner's preferences.

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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### Común

Dormitorios:	6
Baños:	6
Pies cuadrados terminados:	255 m2
Tamaño del lote:	557 m2

### Lease terms

Date Available:

### Información adicional

URL sitio web: [http://www.arkadia.com/ZLWS-T2900/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2900/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: re-lb-iro1022

