



Code :	SAH2529
Location :	Šibenik
Building size :	520.36 m2
Lot size :	696 m2
Number of rooms :	0
Year of built :	2026
Heating :	-
Energy efficiency :	processing

Price :	350.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Title	Livnig area	Floor	Price
Apartment 1	53.25 m2	Ground floor-	
Apartment 2	53.25 m2	Ground floor-	
Apartment 3	196.03 m2	1 floor	-
Apartment 4	68.30 m2	1 floor	-
Apartment 5	68.00 m2	2 floor	-

Residential Building with Five Apartments – Attractive Investment Opportunity

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For sale is a residential building comprising five separate apartments, representing an excellent investment opportunity for tourist rentals or for a combination of private use and rental income.

The building permit is valid, and the structural and rough construction works have already been completed. This allows the future owner to continue with the finishing and interior works according to their own requirements, standards and preferences.

The building comprises five functionally designed residential units distributed over the ground floor, first floor and second floor.

Apartment S1 – Ground Floor

Apartment S1 has a total area of 55.07 m² and comprises a living room with dining area and kitchen, one bedroom, hallway, bathroom and two covered terraces. The apartment also includes a parking space and an associated private courtyard area with a total area of 27.28 m².

Apartment S2 – Ground Floor

Apartment S2 also has a total area of 55.07 m² and comprises a living room with dining area and kitchen, one bedroom, hallway, bathroom and two

covered terraces. The apartment includes a parking space and an associated courtyard area with a total area of 27.28 m².

Apartment S3 – First and Second Floors

Apartment S3 extends over the first and second floors and has a total area of 66.53 m². It comprises a hallway and staircase, bedroom, bathroom, living room, dining area, kitchen and two covered terraces.

A particular advantage of this apartment is the associated use of the building's shared facilities with a total area of 131.60 m². These facilities include a swimming pool, sunbathing area, WC, entrance area, sauna, boiler room and spa area.

The apartment also includes a parking space measuring 12.50 m².

Apartment S4 – First Floor

Apartment S4 has a total area of 73.82 m² and comprises a living room with dining area and kitchen, hallway, two bedrooms, WC, bathroom and two covered terraces. The apartment includes a parking space measuring 12.50 m².

Apartment S5 – Second Floor

Apartment S5 also has a total area of 73.82 m² and comprises a living room with dining area and kitchen, hallway, two bedrooms, WC, bathroom and two covered terraces. The apartment includes a parking space measuring 12.50 m².

Key Advantages of the Property

The combination of five separate residential units and attractive shared amenities such as a swimming pool, sunbathing area, sauna and spa area gives the property considerable potential for both tourism and investment purposes.

The property provides an excellent foundation for the development of a high-quality apartment complex intended for tourist rentals. The remaining finishing, furnishing and interior design works can be completed by the future owner according to their preferred concept, quality standards and target market.

An attractive opportunity for investors looking for a property with a valid building permit and completed structural works, while retaining the freedom to determine the final design, equipment and standard of the finished property.

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