

# Flat Žnjan, Split, 74m2

**ID CODE:** ST1938

**Real estate:** Flat

**Offer type:** For sale

**Location:** Split-Dalmatia County, Split, Žnjan

Price on request

---

## Description:

NEW BUILD - Exclusive property for sale located in a unique and renowned luxury building in Split, in an attractive seaside location.

Planned move-in date - 09/2024.

The new modern building will have a shared reception, lobby, and fitness area with a sauna. The elevation of the building allows for a beautiful and open view of the sea.

This sunny apartment with a total closed area of 43.40 m2 consists of a hallway, bathroom, bedroom, technical room, and an open-space living room connected to the kitchen. From the living room, there is access to a spacious loggia with an area of 18.50 m2 and a garden of 10.20 m2.

The apartment is equipped with top-quality features - anti-burglary door, video intercom, underfloor heating (bathroom), air conditioning (Daikin), electric blinds, designer tiles, three-layer oak parquet of large dimensions. The spacious terrace, partially covered, is sized at 30 m2 and is additionally prepared for a summer kitchen, jacuzzi, TV, etc. (installations for electricity and water are in place).

An additional convenience is the private garage parking space, sold separately.

An attractive location with complete landscaping, located 100 meters from the sea and the Žnjan promenade. The well-positioned apartment is in a quiet and private environment with a view of the sea and greenery. In the immediate vicinity of the apartment, there is a beach and a forest park suitable for

recreation and walks. The location is well-connected to the city center, with a bus station near the building. Also nearby are a kindergarten, elementary school, playgrounds, cafes, shops, supermarkets, restaurants, fitness centers, etc.

The displayed images are a simulation of the potential appearance of the apartment.

Don't miss the opportunity to become the owner of an apartment in the most famous building in Split!

FOR ALL INQUIRIES AND PROPERTY VIEWINGS, CONTACT:

IVANA FILIPOVIĆ GRČIĆ

+385 91 532 7295

ivana.grcic@dogma-nekretnine.com

---

**Square size:** 72 m<sup>2</sup>

**Floor:** High ground floor

**Total floors:** 8

**Total rooms:** 2

**Bedrooms:** 1

**Bathrooms:** 1

---

**Terrace:** Yes

**Sea views:** Yes

**Municipal water supply:** Yes

**Lift:** Yes

**City sewerage:** Yes

**Intercom:** Yes

**Alarm:** Yes

**Loggia:** Yes

**Parquet:** Yes

**Equipment:** unfurnished

**For the handicapped:** Yes

**Year of construction:** 2024

**Apartment type:** residential building

**Position in the building:** south

**Number of floors:** single storey

**Heating:** heating, air conditioning and ventilation system

**Number of parking spaces:** 1

**Garage:** Yes

**Building permit:** Yes

**Energy Class:** A+

**Title deed:** Yes

**Permission to use:** Yes

**Park:** Yes

**Kindergarten:** Yes

**School:** Yes

**Public transport:** Yes

**Distance from the sea:** 100 m

**Bus line:** Yes

**Fitness:** Yes

**Playground:** Yes

**Markets:** Yes

**Near to the sea:** Yes

New construction: Yes






