



SPLIT, Lokve - functional three-room apartment (60 m2)

Croatia, Dalmatia

Price:	€ 310 000
Object type	Apartment
Market	New building
Year built	1970
Bedrooms	3
Number of rooms	3
Area	59 m2
Category	For sale



A functional, fully equipped three-room apartment of 60 m2 is for sale, located in a four-story building in the Lokva area. The apartment is located in an excellent location, ideal for family life, as all necessary amenities for a comfortable life are nearby (school, kindergarten, clinic, pharmacy, shops, etc.).

The apartment was originally a two-room apartment, and was renovated in 2015 into a three-room apartment, so that it now consists of a hallway, bathroom, living room with kitchen, two children's bedrooms and one bedroom, a storage room, a loggia, and a storage room in the basement of the building. The location of the apartment is west-facing (with the bedroom facing north) and is located on the high ground floor of the building, where the window height of the room is approximately 3 m above ground level (the space in front of the loggia and the room is surrounded by a hedge, a fence and a door under lock and key). It is extremely functional, airy and full of light.

Although it was renovated 8 years ago (there are still plans, cost sheets and invoices), the apartment is very well preserved and well maintained. During the renovation, a new screed, ceramic tiles, and parquet were installed in the rooms, all the exterior walls of the apartment were lined with stone wool and knauf, all water and sewage pipes and drains were replaced, new electrical installation (including optical and UTP network), PVC shutters were installed with mosquito nets of the GEALAN brand, then the entrance blind door, electric underfloor heating of the DEVI brand is installed in the entire apartment, while cooling is done via two (2) inverter air conditioners of the DAIKIN brand, the apartment is also equipped with external video surveillance. A special feature is the storage area of approx. 5 m2 (not included in the above-mentioned area of the apartment) located in the basement, which is located immediately below the apartment and which is actually arranged as an extension of the apartment (ceramics, Knauf, electricity, video surveillance, room doors, built-in wardrobes, dryer washing machine, additional refrigerator, desk,...)

The apartment is sold fully furnished, which includes all furniture and all household appliances (mainly BOSH brand) and technology (TV sets, vacuum cleaners,...) and as such suitable for moving in literally without any



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additional cost.

There is also a common terrace at the top of the building, while in the basement of the building there is a common bicycle storage room.

There is a free public parking lot in front of the building, while in the immediate vicinity there is also a new public garage as part of the Lokve-Gripe Elementary School.

Documentation and ownership in order and suitable for a home loan.

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