

Biser Obale · Apartment

Biser Obale – Luxury Penthouse first row to the sea – BO-S402

BO-402

94.86 m²	3 · 2	2 + WC	6 of 7	Terrace & Loggia	09/2028
LIVING AREA	ROOMS · BEDROOMS	BATHROOMS	FLOOR	OUTDOOR SPACE	HANDOVER

850,000 €

- ✓ Penthouse in the first row to the sea
- ✓ Private roof terrace with panoramic sea views
- ✓ Direct walkway to the sea under the coastal road

94.86 m² living area, 2 bedrooms, 2 bathrooms, Terrace & Loggia. Biser Obale in Krilo Jesenice. Handover planned for September 2028.

Floor plan & rooms

3 rooms over 94.86 m², Terrace & Loggia



3D floor plan BO-402

Living area	94.86 m²
Gross area	157 m²
Rooms	3
Bedrooms	2
Bathrooms	2 + WC
Outdoor space	Terrace & Loggia
Floor	6 of 7

THE PROPERTY

Apartment type	Penthouse
Rooms	3
Bathrooms	2
Guest toilet	Yes
Floor	6
Condition	New build, under construction

AMENITIES

Outdoor space	Terrace & Loggia
Parking	Garage
Passenger lift	Yes
Heating	Air conditioning / air heating

LOCATION

Sea view	Panoramic sea view
Distance to the sea	First row to the sea
Setting	Mainland

Location

Krilo Jesenice · 15 km to Omiš

Poljička cesta 2, 21314 Krilo Jesenice, Croatia

Biser Obale is located in a quiet residential neighbourhood of Krilo Jesenice, close to the sea and everyday amenities. Sheltered bays and a mild Mediterranean climate make the region pleasant even outside the height of summer: the warm season lasts roughly from May to September, and the sea is generally suitable for swimming from June to early autumn.

Omiš	**15 km**
Dugi Rat	**5 km**
Split	**20 km**
Split Airport	**35 km**
nearby supermarkets	**1 km**

Project & developer

Biser Obale

A modern seafront residential project in Krilo Jesenice with one building, 22 residential units, underground parking, and penthouse apartments with roof terraces.

22	7	1,783 m²	from 224,000 €
APARTMENTS · 14 AVAILABLE	RESIDENTIAL FLOORS	PLOT AREA	PRICE

Developer & general contractor — KVALITETNA GRADNJA d.o.o., since 2018 in Split
1 completed project
Fixed price — The purchase price stays fixed until handover
Warranty — 10 years on the structure, 2 years on fittings

Purchase & payment

Construction stage 3 of 5 · payment by construction progress · handover 09/2028

Individual agreements are always welcome: the payment schedule and the fit-out can be tailored to you, and after handover we remain at your side with our construction services.

STAGE	STATUS	WHAT HAPPENS	PAYMENT	AMOUNT
Choice & reservation	Completed	Reserve the unit, we obtain your OIB	10 %	85,000 €
Notarised contract	Completed	Purchase contract at the notary, priority notice in the land register	20 %	170,000 €
Structural works	In progress	Shell completed, roof closed	30 %	255,000 €
Finishing works	Upcoming	Windows, building services, interior finishing	30 %	255,000 €
Handover	09/2028	Keys, handover protocol, land-register entry	10 %	85,000 €

Price incl. 25 % VAT (PDV), no real-estate transfer tax on new builds. Purchase from abroad by power of attorney. Non-EU buyers: consent of the Ministry of Justice (2–6 months) or purchase via a Croatian d.o.o.

Your contact

Questions about BO-402? We reply the same day.



Mr. Tino Plosnić
+385 95 350 1788
t.plosnic@kvalitetnagradnja.com

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