

Biser Obale · Apartment

Biser Obale – Luxury Penthouse first row to the sea – BO-S403

BO-S403

128.45 m²	4 · 2	2 + WC	6–7	Terrace & Loggia	09/2028
LIVING AREA	ROOMS · BEDROOMS	BATHROOMS	FLOOR	OUTDOOR SPACE	HANDOVER

1,000,000 €

- ✓ Penthouse in the first row to the sea
- ✓ Two-level penthouse with private roof terrace
- ✓ Direct walkway to the sea under the coastal road

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

Floor plan & rooms

4 rooms over 128.45 m², Terrace & Loggia



3D floor plan BO-S403

Living area	128.45 m²
Gross area	191 m²
Rooms	4
Bedrooms	2
Bathrooms	2 + WC
Outdoor space	Terrace & Loggia
Floor	6–7

THE PROPERTY

Apartment type	Penthouse
Rooms	4
Bathrooms	2
Guest toilet	Yes
Floor	6–7
Condition	New build, under construction

AMENITIES

Outdoor space	Terrace & Loggia
Parking	Garage
Passenger lift	Yes
Basement / cellar	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 %**	**100,000 €**
Notarised contract	Completed	Purchase contract at the notary, priority notice in the land register	**20 %**	**200,000 €**
Structural works	In progress	Shell completed, roof closed	**30 %**	**300,000 €**
Finishing works	Upcoming	Windows, building services, interior finishing	**30 %**	**300,000 €**
Handover	09/2028	Keys, handover protocol, land-register entry	**10 %**	**100,000 €**

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-S403? We reply the same day.



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