

Fortis Hills · Apartment

Fortis Hills – Two Bedroom apartment with a garden

FH-3

103.27 m²	3 · 2	1	Ground floor	Terrace & Private garden	06/2028
LIVING AREA	ROOMS · BEDROOMS	BATHROOMS	FLOOR	OUTDOOR SPACE	HANDOVER

361,165 €

103.27 m² living area, 2 bedrooms, 1 bathroom, Terrace & Private garden. Fortis Hills in Split, Korešnica. Handover planned for June 2028.

Floor plan & rooms

3 rooms over 103.27 m², Terrace & Private garden



3D floor plan FH-3

Living area	103.27 m²
Gross area	218.20 m²
Rooms	3
Bedrooms	2
Bathrooms	1
Outdoor space	Terrace & Private garden
Floor	Ground floor

THE PROPERTY

Apartment type	Ground floor apartment
Rooms	3
Bathrooms	1
Floor	Ground floor
Saleable area	103.27 m²
Condition	New build, under construction

AMENITIES

Outdoor space	Terrace & Private garden
Parking	Garage
Passenger lift	Yes
Basement / cellar	Yes
Heating	Air conditioning / air heating

LOCATION

Distance to the sea	1,800 m
Setting	Mainland

Location

Split, Korešnica · 6.3 km to City Center one Split · Vukovarska 207

Mosorska ul., 21209 Žrnovnica, Croatia

Between city, river and sea

Stobreč Beach · Sv. Lovre 6	**2.3 km**
City Center one Split · Vukovarska 207	**6.3 km**
Airport Split · SPU	**27 km**
Studenac Grocery Store	**0.7 km**
Primary School	**1.5 km**
Family Doctor's Practice	**2.3 km**

Project & developer

Fortis Hills

A contemporary residential development with nine apartments in Split, ideal for both everyday living and relaxed holidays in a calmer, more private setting away from the waterfront. Selected apartments feature a private garden or a roof terrace, providing additional space to unwind and enjoy outdoor living.

9	4	779 m²	from 251,335 €
APARTMENTS · 3 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 2 of 5 · payment by construction progress · handover 06/2028

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	In progress	Reserve the unit, we obtain your OIB	10 %	36,116 €
Notarised contract	Upcoming	Purchase contract at the notary, priority notice in the land register	20 %	72,233 €
Structural works	Upcoming	Shell completed, roof closed	30 %	108,350 €
Finishing works	Upcoming	Windows, building services, interior finishing	30 %	108,350 €
Handover	06/2028	Keys, handover protocol, land-register entry	10 %	36,116 €

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 FH-3? We reply the same day.



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