

# Villa

## Solin, Dalmatia



<b>Ref</b>	RE-LB809
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Solin
<b>Sea view</b>	Yes
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	450 sqm
<b>Plot size</b>	780 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 500 000

Luxury modern villa with swimming pool on the hills above Split 3 km. from the sea!

The villa is situated on a plot of 780 m<sup>2</sup>. It is possible to purchase adjacent land from 300 m<sup>2</sup> to 1600 m<sup>2</sup>.

There is a garage and parking.

Swimming pool, children's playground.

The villa has several levels:

First level: approx. 140 m<sup>2</sup> - fitness room, sauna, 4 m<sup>2</sup> jacuzzi for 7 people, indoor swimming pool depth of 45 m<sup>2</sup> + wine cellar of 40 m<sup>2</sup>.

Second level: approx. 150 m<sup>2</sup> - a fireplace room, dining room, kitchen, bathroom, terrace 30 m<sup>2</sup> + garage 36 m<sup>2</sup>.

Third level: four bedrooms, two bathrooms, terrace.

The total area of all premises of approx. 450 m<sup>2</sup>.

Floor heating, air conditioning, and other engineering systems.

The villa is fully furnished, equipped and rented out.

Weekly rental fee is 4200 euros.

In case of renting for 18-20 weeks per year the villa can earn 84,000 euros.

Updated on 02/21/2017

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m<sup>2</sup>:  
3333 €

Average price/m<sup>2</sup> of this type  
in this region:  
5900 €

Median price/m<sup>2</sup> of this type  
in this region:  
4583 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4385 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €



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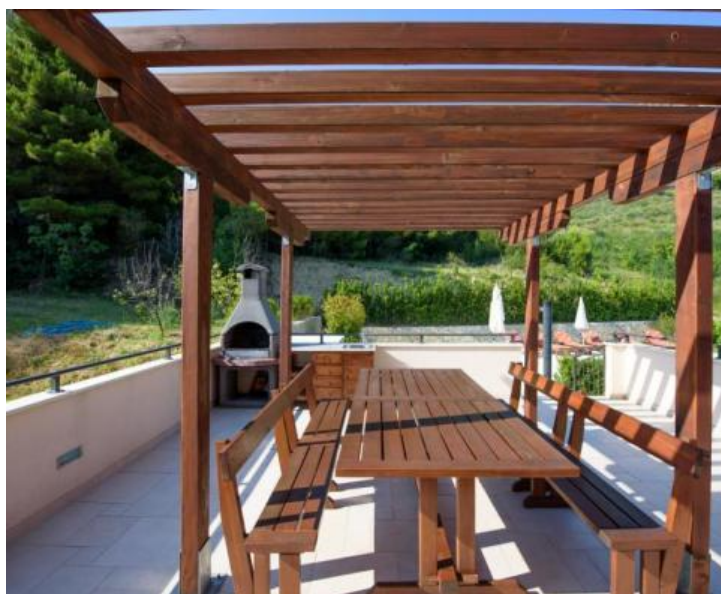
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