

Villa

Brac, Dalmatia



Ref	RE-LB-IRO2065
Type	Villa
Region	Dalmatia › Island Brač
Location	Brač
Front line	No
Sea view	Yes
Distance to sea	6000 m
Floorspace	100 sqm
Plot size	180 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 395 000

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Nestled in the charming town of Dračevica on Brač Island, this stunning semi-detached villa offers a seamless blend of opulence and genuine island living, just 6 km from the coast.

Spanning an expansive 100 m², the villa boasts all the amenities necessary for a luxurious stay. Featuring three generous bedrooms, two contemporary bathrooms, and an extra toilet, it comfortably accommodates family or friends. Moreover, the inviting living room and well-appointed kitchen create an ideal setting for relaxation and convivial gatherings.

Outside, the villa boasts a refreshing swimming pool, a terrace with panoramic views, and a sprawling garden of 180 sq.m. enveloping the property.

Parking is available on-site for convenience.

Given its allure and prime location, this villa presents a lucrative opportunity for vacation rentals.

Furthermore, there's the option to acquire an adjacent plot of land measuring 1050 m², opening up possibilities for expansion or additional investments.

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.

Property advantages:

- Swimming pool
- Garden
- Attached
- Modern

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Price per m²:
3.950 €

Average price/m² of this type
in this region:
6.155 €

Median price/m² of this type
in this region:
5.875 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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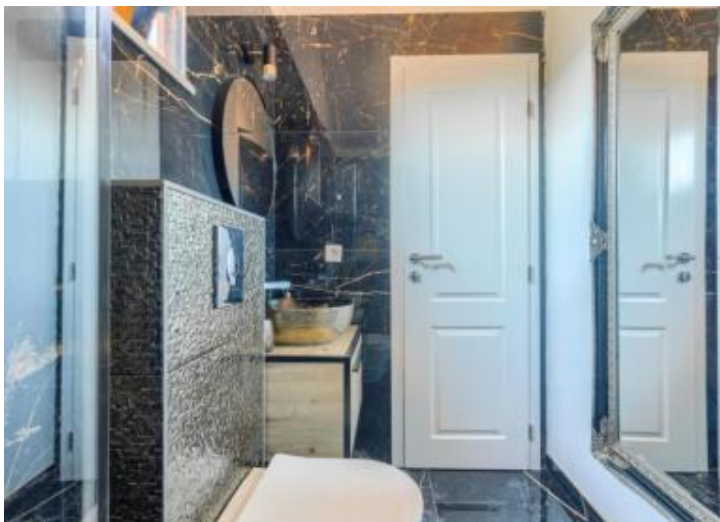
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