

# Villa

## Sevid, Dalmatia



<b>Ref</b>	RE-LB1025
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Sevid
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	50 sqm
<b>Plot size</b>	760 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 450 000

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A cozy villa in the low-rise resort of Sevid between Trogir and Rogoznica, in the edge of fabulous bays and peninsulas!

The villa with a swimming pool of 32 m<sup>2</sup> is located on a plot of 760 m<sup>2</sup>.

The villa is 50 m<sup>2</sup> + terraces.

It offers two bedrooms, a bathroom, a living-dining room-kitchen and a terrace.

There is a large parking for 5 cars.

Luxury pool area for sunbathing.

There is a barbecue area, WIFI, satellite TV.

It is possible to accommodate five people.

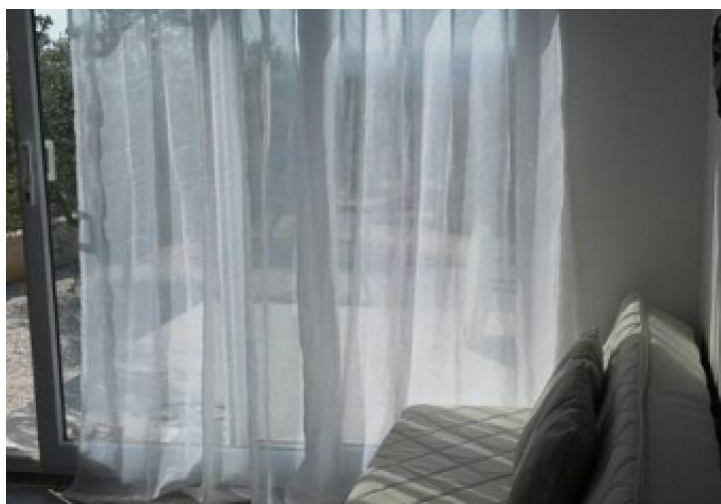
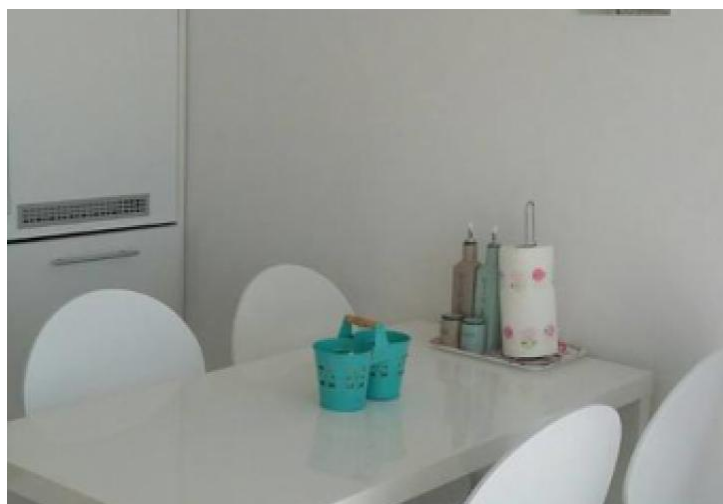
**LEGAL NOTE:** Villa is built on a land with agricultural status, so Croatian legal entity is required for foreign buyers to buy it. It is recommended for Croatian passport holders!

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.



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