

Villa

Sucuraj, Dalmatia



Ref	RE-LB-IRO1284
Type	Villa
Region	Dalmatia > Island Hvar
Location	Sucuraj
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	650 sqm
Plot size	650 sqm
No. of bedrooms	2
No. of bathrooms	4
Price	€ 1 100 000

A unique project of renovation - FIRST LINE palazzo-fortress on the island of Hvar in the town of Sucuraj!

Just 20 min on a ferry from Sucuraj to Drvenik on mainland!

It is one of the most unusual properties which we have seen at Croatian real estate market since 2004!

Area of the site with ruins 650 m2.

There is a project for the restoration of the palazzo with its area of 650 m2, an internal garden of 200 m2 and a swimming pool of 50 m2, surrounded by stone walls four hundred years old.

According to the renovation project, the villa-fortress must consist of several levels:

Lower level: indoor pool, spa area, wellness area, summer kitchen, tavern, bathroom, hall.

The first level: a hall, a bathroom, a living-dining room with a kitchen area, a terrace.

Second level: two bedrooms, two bathrooms, hall, dressing room.

In the courtyard there is an outdoor swimming pool, a sun-deck terrace by the pool and a summer kitchen-dining area with a bathroom.

The island of Hvar is one of the most romantic and picturesque places in Dalmatia.

On the fact of renovation it will be one of the most unusual, noteworthy properties in all of Croatia.

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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Price per m²:
1692 €

Average price/m² of this type
in this region:
10497 €

Median price/m² of this type
in this region:
8361 €

Average price/m² of this type
in Croatia:
8092 €

Median price/m² of this type
in Croatia:
6667 €

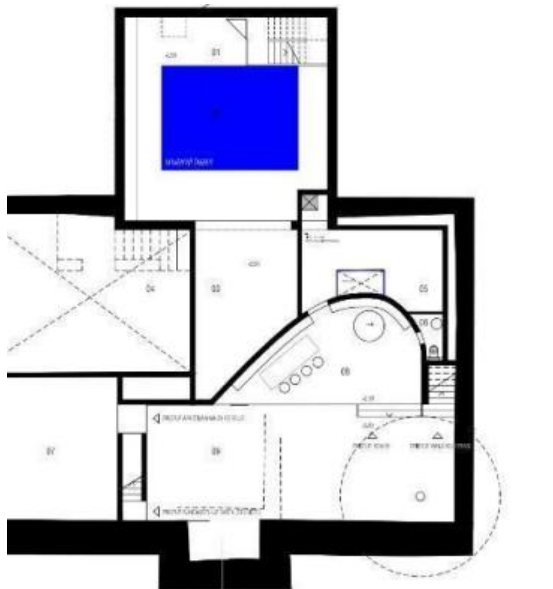
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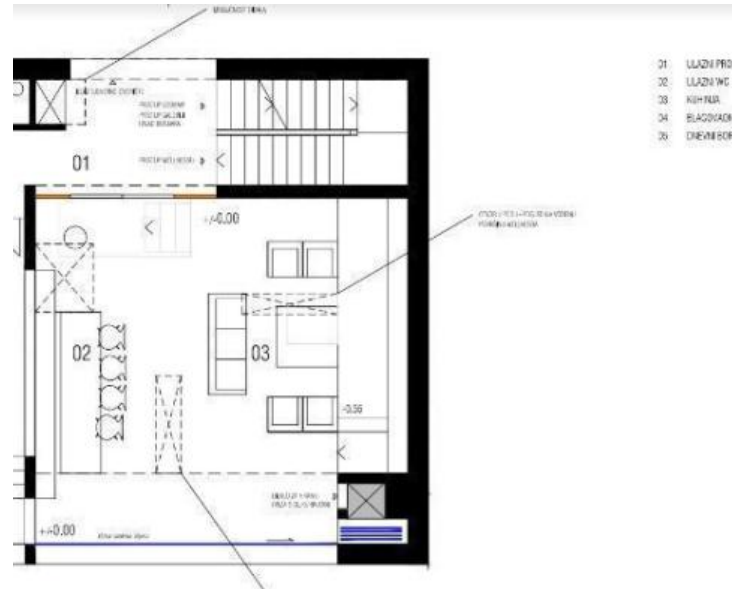
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- 01. INALJEŽNO GATVA
- 02. ULAZNO BAZEN
- 03. POKRIVENA BAZENA
- 04. BAZENSKI KONTROLA
- 05. ULAZNA KUHINJA
- 06. KUHINJA
- 07. APTARNA IZ POSREDOVANJA
- 08. OPOSREDOVANJE
- 09. ULAZNO DVOJE

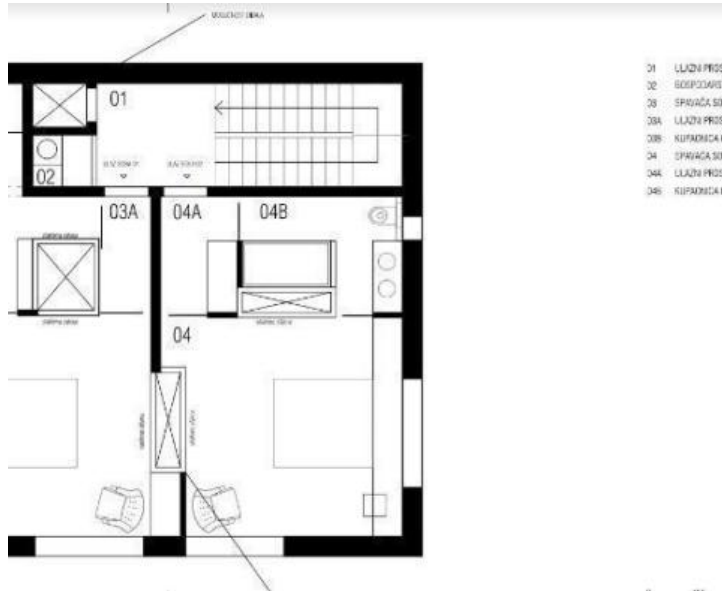
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- 01. ULAZNO PRO
- 02. ULAZNO BAZEN
- 03. KUHINJA
- 04. BAZENSKI
- 05. DOKUMENT

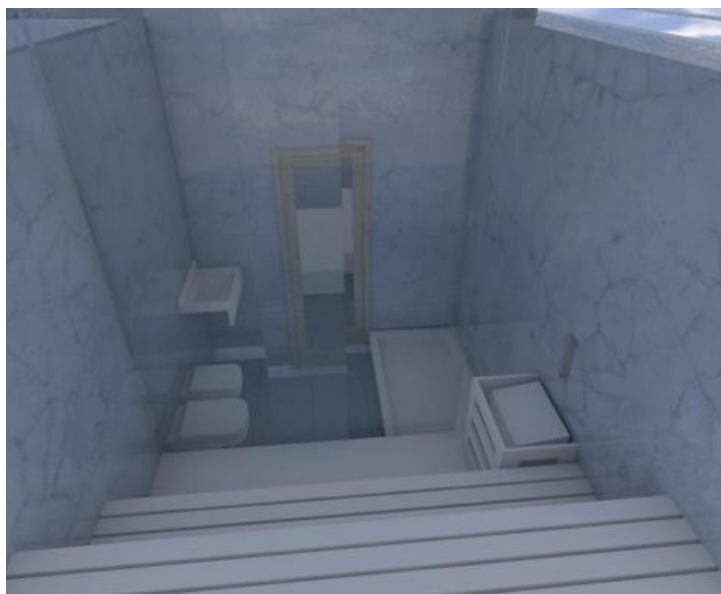
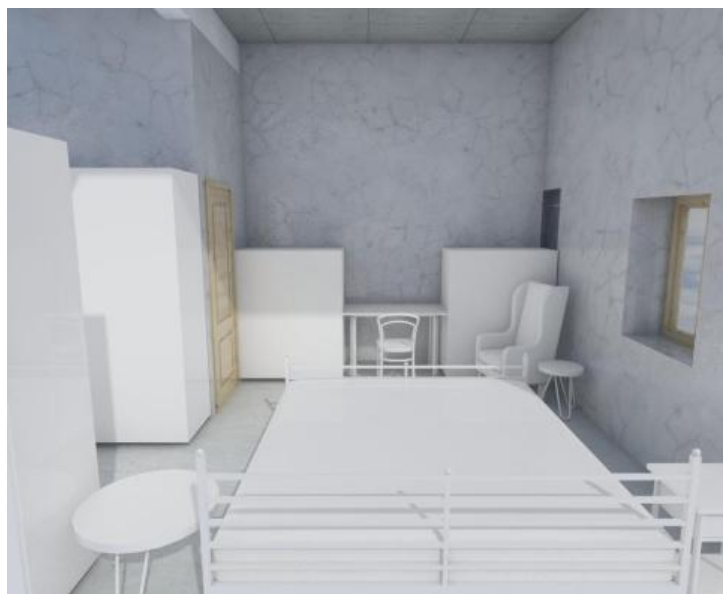
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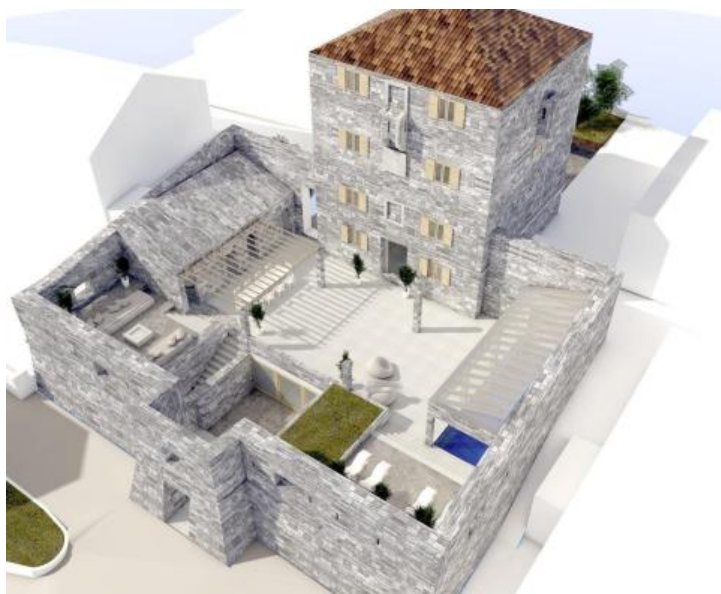
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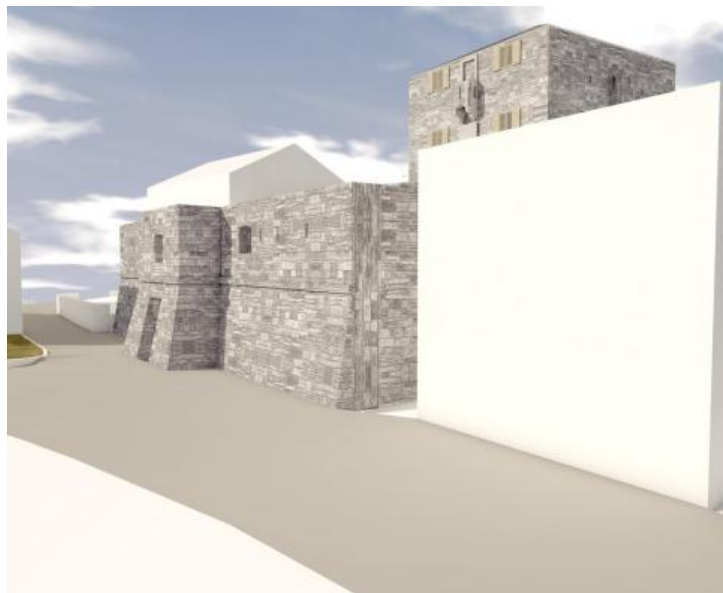
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