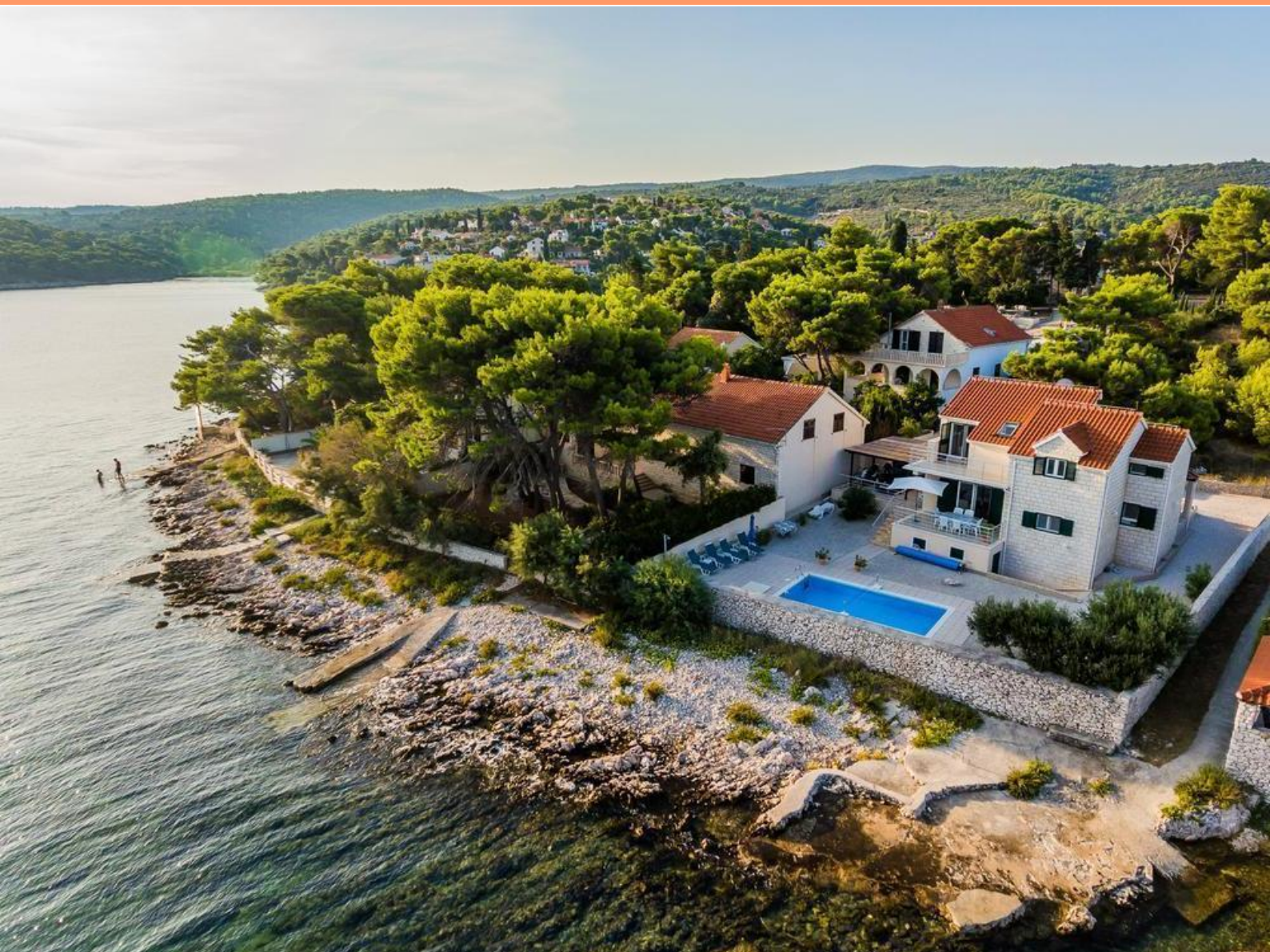


# Villa

## Splitska, Dalmatia



<b>Ref</b>	RE-18105
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Island Brac
<b>Location</b>	Splitska
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	605 sqm

# Villa

## Splitska, Dalmatia



<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 300 000

# Villa

## Splitska, Dalmatia



Charming villa with a swimming pool on the first line of the sea near the town of Splitska on Brac!  
Villa is located right on the beach!  
A true pearl of Splitska!  
Beautiful views of the sea and of the mainland mountains!

The area of the villa is 180 m<sup>2</sup>, plot of the villa is 605 m<sup>2</sup>.  
Lower level: storage which can be turned into sauna or fitness-room or guest/personnel apartment.  
Middle level: living room, dining room, kitchen, bedroom, bathroom, terrace.  
Upper level: three bedrooms, two bathrooms, terrace.

There is a decorated garden, parking for several cars, a terrace for sunbathing by the pool, as well as a barbecue area for cooking by the sea.

There is under floor heating (hot water) on the middle floor and electric underfloor heating in the upstairs bathrooms.

The building is finished with stone. Inside you will find beautiful modern finishing and Mediterranean-style furnishings. Laconic and stylish.  
Embodied comfort and tranquility.

NOTE: The property is on a company balance. For sale are 100% of company shares.

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.

# Villa

## Splitska, Dalmatia



Price per m<sup>2</sup>:  
7222 €

Average price/m<sup>2</sup> of this type  
in this region:  
7799 €

Median price/m<sup>2</sup> of this type  
in this region:  
7913 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8798 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7083 €

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