

# Villa

## Split, Dalmatia



<b>Ref</b>	RE-LB10308-IRO212
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Split
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	200 sqm
<b>Plot size</b>	702 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 500 000

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A unique, very rare opportunity to buy a villa with a pool in Split just 50 meters from the sea!  
Demanded area of Trstenik in the close outskirts of Split  
Great sea view!

Villa's area 200 m<sup>2</sup>, land plot of 702 m<sup>2</sup>.

The villa has two levels, on each level there is a separate apartment consisting of two bedrooms, a bathroom, a living room with a kitchen and dining area and a terrace.

Installed air conditioning, heating for electricity. The villa is fully furnished, is in excellent condition.

Distinctive features:

- swimming pool
- pool area with shower
- playground
- magnificent Mediterranean garden
- summer cuisine

A rare offer - a holiday villa on the outskirts of Split, within walking distance of the Riva Split, the palace of Diocletian!

Realtors recommend !!!

Update on January 18, 2019

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

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Price per m<sup>2</sup>:  
7.500 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.798 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.746 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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