

# Villa

## Necujam, Dalmatia



<b>Ref</b>	RE-LB10071
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Island Solta
<b>Location</b>	Necujam
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	2000 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 1 370 000

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Rare property on the first line on the island of Solta - villa with a plot of 2000 m2!

Located in a quiet green place Nechuyam at a beach, which, thanks to the features of the coastline, is almost inaccessible to tourists!

There is a berth for a yacht in front of the land!

The surface of the villa is 150 m2, the land plot is 2000 m2.

There are additional buildings 70 m2 (tavern) and 10 m2 (bakery).

The villa offers four bedrooms, bathroom, kitchen, living room, terrace.

The building of 70 m2 can also be used as an additional apartment for guests.

Wonderful romantic green surrounding ensures privacy and relaxing atmosphere of true Dalmatia!

Now villa has central water, electricity and road!

The price is being discussed.

2021

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 m<sup>2</sup>:  
5957 €

Average price/m<sup>2</sup> of this type  
in this region:  
5637 €

Median price/m<sup>2</sup> of this type  
in this region:  
5932 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8057 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6626 €



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