

# House

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-IRO2516
<b>Type</b>	House
<b>Region</b>	Dalmatia › Trogir, Ciovo
<b>Location</b>	Ciovo
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	450 m
<b>Floorspace</b>	135 sqm
<b>Plot size</b>	360 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 300 000

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Reasonably priced house on Ciovo island, connected to the mainland by the two bridges!  
Property with great investment potential!

Charming semi-detached house located in a quiet part of Okrug Gornji on the island of Čiovo, just 450 meters from the sea and beautiful beaches.  
It is situated in the very center of the town, providing quick and easy access to all important amenities such as shops, restaurants, and other services.

The surface of the house is 135 m<sup>2</sup>, spread over two floors.

The ground floor includes a kitchen with a dining area, living room, bathroom, and garage.  
Upstairs there are three bedrooms, a balcony, a second bathroom, and an enclosed loggia containing an additional kitchen.

In front of the house, there is a landscaped enclosed fireplace, ideal for barbecues and outdoor gatherings throughout the year.

This affordable house also offers the possibility of expanding the living space by raising the roof, in accordance with the valid spatial plan, which would create additional attic space.

The price also includes a ruinous stone house of 28 m<sup>2</sup> with land of 360 m<sup>2</sup>, only 20 m from the main house, with utilities and proper documentation – ideal for an additional investment or expansion.

A perfect opportunity for family living or tourist rental!

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:**

Garage  
Attached  
Stone house

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Price per m<sup>2</sup>:  
2.222 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.264 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.980 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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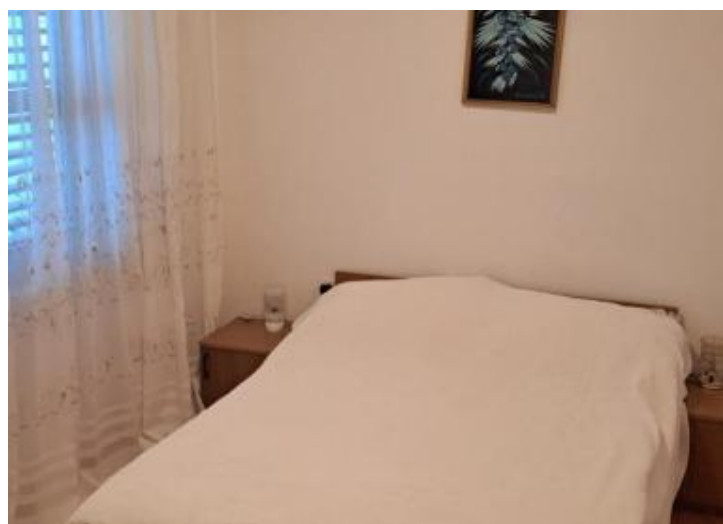
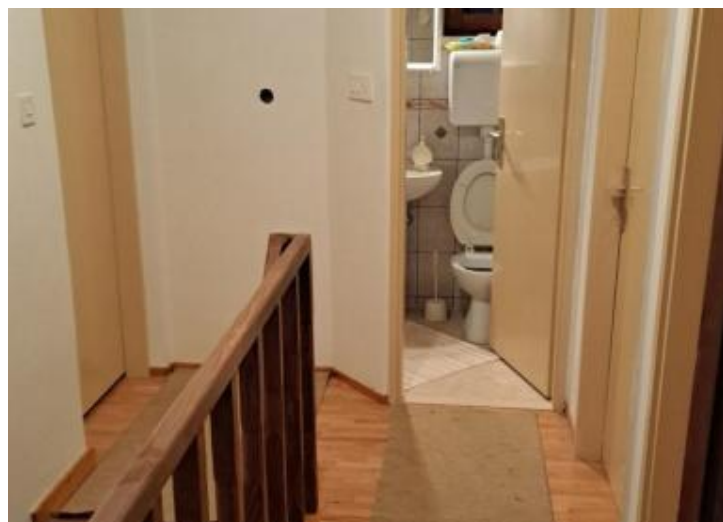
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