

Villa

Split, Dalmatia



Ref	RE-LB-IRO2608
Type	Villa
Region	Dalmatia > Split
Location	Split
Front line	No
Sea view	Yes
Floorspace	370 sqm
Plot size	700 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 800 000

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A luxurious villa is available for sale in a high shell-and-core condition, located in a serene and peaceful setting just a short drive from Split, Croatia.

Positioned next to a protected green zone where future construction is prohibited, the villa offers lasting privacy and unobstructed views, ensuring a tranquil environment for years to come.

Set in a small, picturesque settlement, the villa benefits from proximity to all essential amenities. The center of Split is just ten minutes away by car, while the sea and nearest beaches can be reached within 15 minutes. This location perfectly blends easy access to the city with the calm of a private retreat.

The property spans 701 m² and features a villa with a gross floor area of approximately 370 m² distributed across three levels.

The basement, although partially recessed, is bright and airy thanks to large skylights. It includes designated areas for two storage rooms, a laundry room, a bathroom, and a toilet. The remaining space can be transformed into a wellness zone, gym, sauna, playroom, or extra staff accommodation.

The ground floor is planned as an open-concept living space, featuring a living room, kitchen, guest toilet, and one bedroom with an en-suite bathroom.

On the first floor, there are three spacious bedrooms, each with its own bathroom. High ceilings enhance the sense of space and add a touch of luxury, especially in the sleeping areas.

The outdoor area is designed as a private Mediterranean escape. A 24 m² swimming pool is accompanied by a sunbathing area and a landscaped garden, which will be completed prior to the finalization of construction.

Adding to the villa's appeal is a covered summer kitchen with a built-in barbecue, spanning 28 m². Nearby, there is an additional outdoor toilet and solar-powered showers for added convenience.

The property also includes five private parking spaces in front of the villa.

Offered in a high shell-and-core condition, the villa allows the future owner to customize the interior design to their preferences. Plastering and screed works are currently in progress.

This villa is ideal for buyers seeking a luxurious lifestyle in a quiet setting, with the added benefit of being close to urban life. It's a great choice for a family home, vacation residence, or as a high-potential rental investment.

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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Property advantages:

- Swimming pool
- Storage
- Gym
- Spa
- Sauna
- Garden
- Urbanized

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Price per m²:
4.865 €

Average price/m² of this type
in this region:
5.798 €

Median price/m² of this type
in this region:
4.746 €

Average price/m² of this type
in Croatia:
4.566 €

Median price/m² of this type
in Croatia:
3.950 €

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