

Villa

Split, Dalmatia



Ref	RE-LB10401
Type	Villa
Region	Dalmatia › Split
Location	Split
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	308 sqm
Plot size	8414 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 3 500 000

BEAUTIFUL WATERFRONT STONE VILLA ON A UNIQUE LOCATION, ON HUGE LAND OF 8 414 SQM!

Berth for a smaller boat is at your disposal!

A charming bay with a lovely sandy beach is right by the villa!

No one will ever swim there but you!

You feel Greek **Agape (unconditional love)** here!

Area of the villa building: 308 sqm (gross area)

Landscaped garden area: 8 414 sqm

Number of rooms: 4

Number of bathrooms: 4

Condition: furnished and maintained

Villa consists of 4 bedrooms with bathrooms en-suite, kitchen, salon, atrium, balcony, terrace and tavern. It can accommodate 8 people.

Bedrooms benefit oak "rustic floor" providing a thermal insulation, large beds 160x200 or 180x200, wardrobes, cupboards and commodes, built shower cubicles of 110x100 cm each with, large lavatories, cabinets, mirrors and toilets.

Salon of 35 sq.m. is a central part of the building connecting terrace, balcony, atrium space and kitchen. Salon provides a spectacular view of the west and south during day and at night. A broad door to the balcony makes living room completely open towards the west.

The house was built in 2012 in a traditional style.

Technical equipment of the villa:

- LCD TV
- DVD
- Hi-Fi system
- Wi-Fi internet

ECO-concept energy from renewable resources:

- water is obtained from precipitation and is stored in a 90,000 litre reservoir which was exclusively designed for this purpose
- electricity is provided through solar energy produced by solar collector and stored in 1,000 Ah batteries
- solar collectors on the roof of the villa supply heat for the heating system as well as the energy used to provide hot water for the building's plumbing whereas the hot water is also stored in a hot water tank with a capacity of 750 litres
- wall heating in all rooms
- bedrooms and kitchen are equipped with floor heating in addition to wall heating and is the world's latest technology in heating systems
- villa is not air conditioned as there is no need for air conditioning due to its 45 cm thick walls and the

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- high standard of insulation of the roof
- stove and range, refrigerator with a freezer, mixer, dishwasher, washing machine, iron and ironing board, hair-driers, garden set, deck-chairs for the terrace, external shower, children's beds, barbecue, terrace and balcony with the sea view
- villa has its own independent infrastructure: solar energy (6,000 W), generator (5,000 W) and water tank of 90,000 litres

Villa offers private parking is provided on site for 5 and more cars.

The owner is currently working on a smaller object of 80 sqm that would use the employess. And there is plan to build a swimming pool.

The land is exceptionally large for the Croatian area, 8414 sqm.

Located in a secluded position on a small island near Split connected to mainland by regular ferry connection! Although the island is small, it has all the infrastructure like restaurants, bars, cafe, supermarkets - everything you need for life!

Exceptional Real Estate - Pictures Say More Than 1,000 Words!

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 m²:
11364 €

Average price/m² of this type
in this region:
9475 €

Median price/m² of this type
in this region:
9167 €

Average price/m² of this type
in Croatia:
8096 €

Median price/m² of this type
in Croatia:
6667 €

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