

# House

## Razanjanj, Dalmatia



<b>Ref</b>	RE-LB10420
<b>Type</b>	House
<b>Region</b>	Dalmatia › Šibenik
<b>Location</b>	Razanjanj
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	245 sqm
<b>Plot size</b>	280 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 490 000

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Hot offer! Great place!

A wonderful family house on the first row to the sea next to beautiful pebble beach in a small place near Rogoznica - called Razanji!

**There is a possibility of mooring below the house! House has two garages - rarity for Croatia!**

The house is close to the town and famous tourist destination Rogoznica, and yet in the middle of the wooded area of a quiet bay with beautiful views from every room of the building!

The house is spread over three floors, with total living space of 245 sqm.  
Two spacious garages are located in the basement.

On the other two floors there are two 2-bedroom apartments with separate entrances. Upper floor is in rough condition.

Large BBQ at the back of the house with a jacuzzi installations

For extra 100 000 eur it can be a dream house with two apartments in the first row.

There is a possibility of connecting both apartments and using of the property as a lovely family villa close to the sea.

The house is rich with many loggias located on the south side and provide a beautiful view of the sea and bay!

On the north side of the house there is a space that is designed for family parties - a large summer kitchen with chimney.

The area is covered, there is a barbecue and there is a jacuzzi.

Excellent price for real estate located on the first row to the sea! It is at the edge of the village, so there is a forest opposite the house with fantastic birds singing.

Great investment potential!

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>:  
2000 €

Average price/m<sup>2</sup> of this type  
in this region:  
4402 €

Median price/m<sup>2</sup> of this type  
in this region:  
3826 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4500 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3566 €



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