

Villa

Privlaka, Dalmatia



Ref	RE-LB10567
Type	Villa
Region	Dalmatia › Zadar
Location	Privlaka
Front line	No
Sea view	Yes
Distance to sea	700 m
Floorspace	190 sqm
Plot size	390 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 660 000

This exclusive luxury villa is located in Privlaka area near Zadar, only 4 km from historic town of Nin and approximately 18 km from Zadar!

Villa is just 700 meters from the sea and 500 meters from the center of Privlaka!

Villa is completely new, modern, with exceptional interior design. It can accommodate a maximum of 6 people.

Villa has total surface of 190 m² and two levels:

On the lower floor there is a spacious kitchen fully equipped with all appliances, dining area with direct access to the terrace with lounge chairs, and salon with a fireplace.

On the upper floor are all three bedrooms, lovely balconies, office corner, hall and two bathrooms.

Villa has a private wellness zone with an area of 30 m², located on the mezzanine. SPA zone is equipped with whirlpool massage tub, infrared sauna, shower, relaxation lounges with views of the sea and Velebit mountain.

There is a pool area of 6 x 4.5 m heated pool and an outdoor shower on the plot of 390 m².

Another plus is a BBQ zone with summer dining area with the view of the sea and green surroundings.

Spacious parking and garage complete the offer.

The entire house is equipped with underfloor cooling and heating, and each room has a heat and cooling regulator. There is also SAT TV, Wi Fi internet, HIFI device. Villa has phone lines, heat pump.

Energy efficiency: A+

Villa was completed only in 2018.

Villa is earning 40 000 eur per season (upon the results of 2019).

NOTE 1.

It is possible to buy another one next to this villa. Other house is not finished yet, now is high rough build stage.

Neighboring villa is also for sale, but for 750 000 € because it is brand new with high quality materials.

Floorplans are almost the same.

NOTE 2.

There is also possibility to buy land next to the site, and in front of villas – cca 900 m² selling for 150 €/m².

The plot in front is very narrow. It has 2500 m². It will probably be for sale for cca 110-150 €/m²

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Privlaka is a romantic area with lovely sandy beaches, rare for Croatia, and beautiful mountain views! This area is most popular with the buyers coming from Poland, Slovakia, Hungary by car. It is a true Dalmatia with it's virgin nature and great historic background.

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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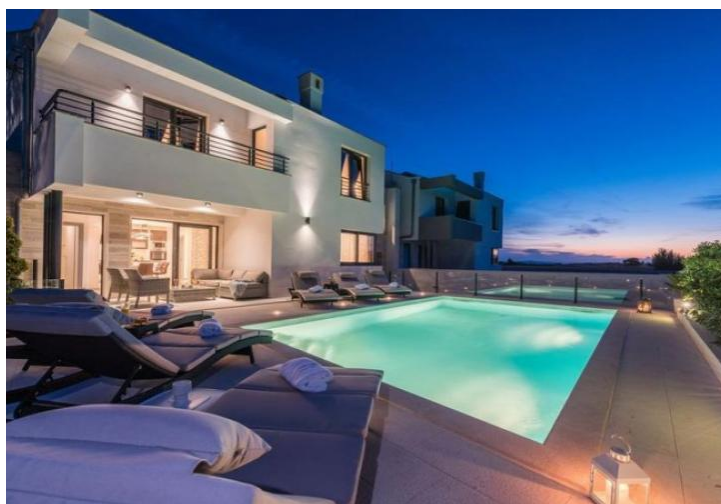
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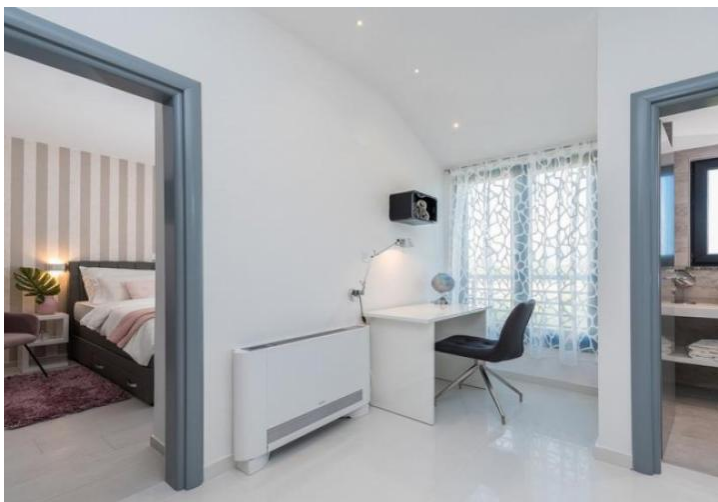
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