

# Villa

## Sutivan, Dalmatia



<b>Ref</b>	RE-LB10752
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Island Brac
<b>Location</b>	Sutivan
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	1230 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 000 000

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Lovely villa with swimming pool in Sutivan on Brač island for sale just 250 meters from the sea!  
Sea view from the upper floor.

Several years ago Boris Johnson was staying in Sutivan on vacation. You can find info on his cycling tour in Sutivan over youtube.

Total surface is 300 sq.m. (with terraces included)  
Land plot area is 1230 sq.m.

Property offers three fully furnished apartments at the moment. They are used for renting.  
Official category of villa is 4 stars.  
It benefits air-conditioning, SAT TV, BBQ zone, children playground.  
Built in 1977, renovated in 2003.

House has two levels:

On the lower floor there are three bedrooms, two bathrooms with WC, living room, kitchen and a large terrace.

On the upper level there are two large areas separated by doors.

The first apartment has one bedroom, bathroom with WC, mini kitchen and a terrace.

The other apartment has a bedroom, bathroom with WC and a terrace.

In front of the house there is a terrace with an outdoor pool( surface 6x4 m, depth 50-135 cm) and a sunbathing area.

The landscaped garden surrounds the house and contains fruit and vegetable garden as well.

The land plot is fenced and has private parking.

This is a true, small oasis for families with children but also for all those who wish to experience and enjoy all that Sutivan and the island of Brač have to offer.

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>:  
3333 €

Average price/m<sup>2</sup> of this type  
in this region:  
6361 €

Median price/m<sup>2</sup> of this type  
in this region:  
5875 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4700 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €



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