

Villa

Biograd-na-moru, Dalmatia



Ref	RE-LB11011
Type	Villa
Region	Dalmatia > Zadar
Location	Biograd-na-moru
Front line	No
Sea view	No
Distance to sea	400 m
Floorspace	180 sqm
Plot size	150 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 1 000 000

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Wonderful semi-detached villa with swimming pool in Biograd-na-moru just 400 meters from the beach. Villa is built in 2016. It is almost new. Total area is 180 sq.m. Land plot with swimming pool and lovely garden is 150 sq.m.

Main area is 120 sq.m. with terrace. Fully furnished. It consists of a living room, dining room and kitchen on the ground floor and three bedrooms and a bathroom upstairs. The living room opens onto a beautiful terrace with pool, surrounded by greenery.

There is also furnished, one bedroom, basement apartment of 60m².

The property has 2 parking spaces.

This house is located near all necessary facilities for everyday life.

Although it seems to be in the very center of the place, the location is extremely quiet and provides complete privacy.

The facility is categorized as a holiday home (4 *). It is a well-established rental business with three years of successful work and experience. Possibility to take over the rental business as it is.

The potential of this property is really great - whether it is a holiday home or a business investment.

Additional details:

- Heating
- Air conditioning
- City water supply
- City sewage
- Outdoor uncovered area
- Security door
- Storage / shed
- Swimming pool

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.

Property advantages:

Swimming pool

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Garden
Detached
Attached
Modern

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Price per m²:
5.556 €

Average price/m² of this type
in this region:
4.609 €

Median price/m² of this type
in this region:
4.158 €

Average price/m² of this type
in Croatia:
4.548 €

Median price/m² of this type
in Croatia:
3.949 €

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