

Villa

Sibenik, Dalmatia



Ref	RE-LB11072
Type	Villa
Region	Dalmatia > Šibenik
Location	Sibenik
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	240 sqm
Plot size	400 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 650 000

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Two possibilities - to buy land in the centre of Sibenik or ready-made villa with pool!
Just 500 meters from the sea!

There is now a ready-made building permit.

The villa has a beautiful garden surrounded by walls.

All infrastructure is on the plot (electricity, water, sewage).

The villa of 240 sq.m. on a land of 400 sq.m. will consist of a living room, kitchen, dining room, 3 large bedrooms with private bathrooms, gallery, terrace, pantry, laundry, wine shop

The villa will be surrounded by a landscaped environment and in front of the house there is going to be a sunbathing area with an outdoor swimming pool of 30m2.

The plot has South orientation and sunny on all sides.

The price for the land plot with valid building permit is 210 000 €.

The price for finished villa is 650 000 €

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

Storage

Garden

Building permit

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Price per m²:
2.708 €

Average price/m² of this type
in this region:
4.771 €

Median price/m² of this type
in this region:
4.750 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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