

New development

Ivan Dolac, Dalmatia



Ref

RE-LB11157

Type

New development

Region

Dalmatia › Island Hvar

Location

Ivan Dolac

Front line

No

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Sea view	Yes
Distance to sea	180 m
Floorspace	59 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 300 000

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Boutique-residence of 8 new apartments, with shared swimming pool, for sale on Hvar!
Just 180 meters from beautiful beaches and crystal clear sea water!
Unique peace and privacy!
Finalization of construction in June-July 2022.

The residence is located in Ivan Dolac, a beautiful small town on the south side of the island of Hvar. The guiding idea in the design process was to combine traditional Dalmatian construction and modern architecture.

The goal was achieved by choosing local materials: Hvar stone and wood in combination with large glass surfaces that characterize modern construction.

All rooms in the building have enough light and heat and most importantly, a fantastic sea view.

For sale are 8 new apartments:

A1: GROUND FLOOR, 47.51 m²; entrance hall, kitchen and living room, bedroom, bathroom, balcony. PRICE: 166 285 €

A2: GROUND FLOOR, 59.33 m²; entrance hall, kitchen and living room, 2 bedrooms, bathroom, balcony. PRICE: 207 655 €

A3: 1st FLOOR, 47.32 m²; entrance hall, kitchen with living room, bedroom, bathroom, balcony. PRICE: 165 620 €

A4: 1st FLOOR, 59.14 m²; entrance hall, kitchen and living room, 2 bedrooms, bathroom, balcony. PRICE: 206 990 €

A5: 1st FLOOR, 49.82 m²; entrance hall, kitchen with living room, bedroom, bathroom, balcony. PRICE: 250 000 €

A6: 2nd FLOOR, 47.32 m²; entrance hall, kitchen with living room, bedroom, bathroom, balcony. PRICE: 165 620 €

A7: 2ND FLOOR, 59.14 m²; entrance hall, kitchen and living room, 2 bedrooms, bathroom, balcony. PRICE: 300 000 €

A8: 2ND FLOOR, 49.82 m²; entrance hall, kitchen with living room, bedroom, bathroom, balcony. PRICE: 174 370 €

High quality materials were used during the construction:

- Top alu carpentry thermo 85 in sandbeige color.
- The glass aluminum walls slide in the Termo 150 mm profile and with three-layer glass.
- All custom entrance doors at full height to the aluminum ceiling.
- On the terraces decking, glass fences, electric bioclimatic awnings.
- Klime Daikin Sensira with wi-fi modules for mobile phone control.
- Top quality bathroom equipment Hans Grohe.

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- Underfloor heating in bathrooms regulated by thermostat.

A private parking space is provided with each apartment.

Ideal choice for Hvar!

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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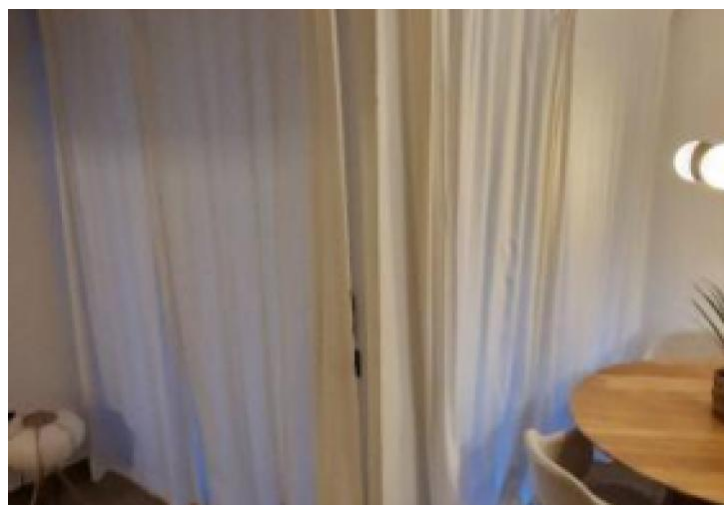
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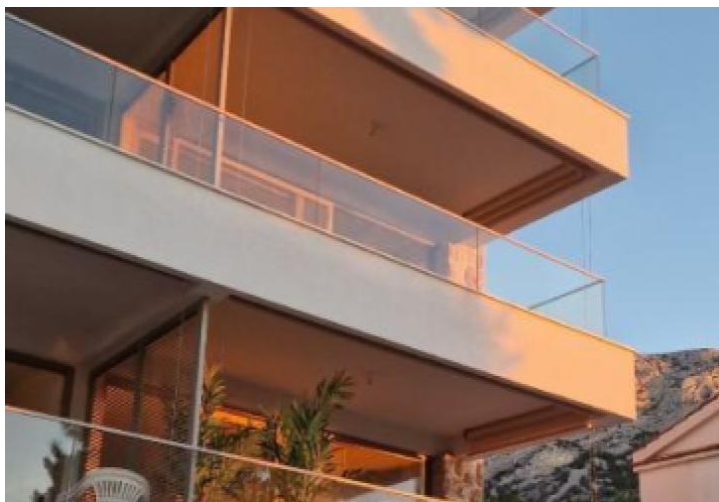
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