

# Villa

## Biograd-na-moru, Dalmatia



<b>Ref</b>	RE-LB11208
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Zadar
<b>Location</b>	Biograd-na-moru
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Floorspace</b>	280 sqm
<b>Plot size</b>	47500 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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One and only property on the **first line to the sea** with **olive grove** on of absolutely isolated position on the island in Zadar area!

This unique waterfront location guarantees complete privacy and peace!

The property can be reached by boat only! There are **two piers for a yacht** to access the property!

Total area of two buildings of the villa is 280 sq.m. plus villas benefit huge terrace of 300 sq.m. overlooking the sea.

Territory which belongs to the villa is **47 500 sq.m. of land, i.e. over 4 hectares.**

Two building of the villa are villas A and B which can be used by a large family or for renting. They have absolutely modern interior and quite natural traditional outlook.

Villa A offers two double rooms, one bathroom, a large open concept living area with a kitchen and dining room.

Villa B consists of three double bedrooms, three bathrooms, and a spacious open concept living room with a kitchen and dining area.

Other benefits of the villas:

- two covered patio zones with BBQ area
- 10x4 meters infinity swimming pool with marvellous sea views
- floor heating
- solar panels
- spacious basement space of 300 sq.m. for multiple purposes
- water tank of 200,000 litres
- desinsalator which is producing 7000 litres of fresh sweet water per day
- three boats
- tractor
- modern olive oil press machine
- complete set of olive oil production equipment

In fact it is a well-established and running olive oil production business. Extra virgin olive oil produced here has won multiple Gold Awards.

Location has exceptional climate for olive trees, perfect soil, proper insolation.

The closest mainland destination is Biograd-na-moru. You can reach it by boat in 20 minutes.

This property is absolutely special. It is a true pearl of our collection.

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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## Property advantages:

Swimming pool

Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
5.100 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.440 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8.658 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7.143 €

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