

Villa

Jesenice, Dalmatia



Ref	RE-LB-IRO-1054
Type	Villa
Region	Dalmatia › Omis
Location	Jesenice
Front line	No
Sea view	Yes
Floorspace	150 sqm
Plot size	1300 sqm
Price	€ 1 100 000

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Beautiful pretty much isolated villa on a hillside in Jesenice with breathtaking sea views! It provides privacy, solitude, which is impossible to disturb because all the land around it is not building land. No one can build anything around the villa. The property offers fascinating view of the sea and islands of Brac, Solta and Hvar, as well as the mountains and the green landscape, which makes it its greatest value.

The house itself has 100 m², plus extra space of a wine cellar equipped with a set for wine production and storage spaces.

Villa It is ready to move in immediately and offers, 3 bedrooms, 3 bathrooms, living room, kitchen, terraces, storage and storage.

It also benefits a garage of 19m² and when finished a canopy of 36 m² and a swimming pool of 47.5 m² (13.2 x 3.6).

The construction of the swimming pool and canopy (outdoor kitchen) has begun and all works will be completed by June 1, 2022 at the latest.

Underfloor heating in all bathrooms and in the entire living room and kitchen is installed. The property was recently modified and modernization works are now being completed.

The property is also equipped with a dsc neo alarm system with 5 microwave dsc motion detectors, ip communicator, external and internal siren, keyboard.

Video surveillance system with 6 cameras full hd 5 mpx hikvision, recorder 7108 hqh1-k1, 4tb hard drive, stream on mobile device.

Parking for 6 cars.

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 m²:
7333 €

Average price/m² of this type
in this region:
5223 €

Median price/m² of this type
in this region:
5435 €

Average price/m² of this type
in Croatia:
4368 €

Median price/m² of this type
in Croatia:
3869 €

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