

# Villa

## Jesenice, Dalmatia



<b>Ref</b>	RE-LB-IRO-1054
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Omis
<b>Location</b>	Jesenice
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	1300 sqm
<b>Price</b>	€ 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 m<sup>2</sup>, 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 19m<sup>2</sup> and when finished a canopy of 36 m<sup>2</sup> and a swimming pool of 47.5 m<sup>2</sup> (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 m<sup>2</sup>:  
7333 €

Average price/m<sup>2</sup> of this type  
in this region:  
5223 €

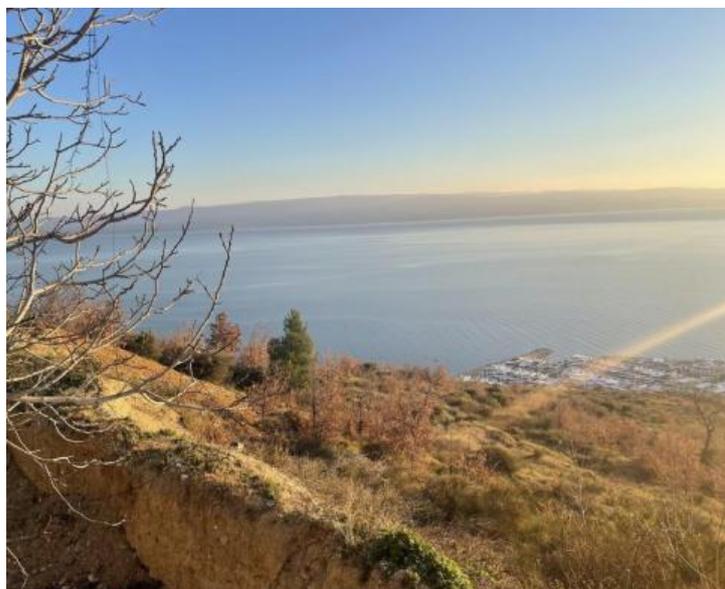
Median price/m<sup>2</sup> of this type  
in this region:  
5435 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4368 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

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