

# Villa

## Veliko Brdo, Dalmatia



<b>Ref</b>	RE-LB-FIL5761
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Makarska
<b>Location</b>	Veliko Brdo
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	208 sqm
<b>Plot size</b>	491 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 590 000

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Beautiful villa with swimming pool and marvellous sea views in Veliko Brdo (Makarska riviera) cca. 1 km from the sea.

The villa is newly built, the total area of the property is 208 m<sup>2</sup>.

Land plot is of 491 m<sup>2</sup>.

Villa has two levels:

The ground floor has a kitchen, living room and dining room, pantry, bathroom, hallway, summer kitchen with bathroom, spacious terrace, cultivated garden, yard with stone fireplace and outdoor swimming pool of 30 m<sup>2</sup>. The first floor consists of a hall, 4 bedrooms, one bathroom and three spacious balconies overlooking the sea and islands Brac, Hvar.

The house is completely south oriented and from every corner of the house there is a beautiful view of the sea and islands.

Superior modern thermal and sound insulation, air conditioning, exterior PVC joinery, parquet, high quality ceramics, fully equipped bathrooms, Internet.

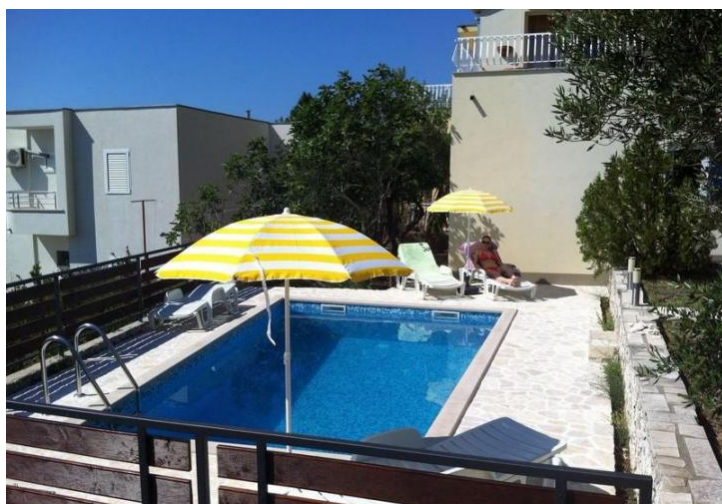
The house is ready to move in immediately, it is fully furnished and is for sale. Parking for 4-5 cars is located in the yard on the east side of the house.

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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