

# Villa

## Ciovo, Dalmatia



<b>Ref</b>	RE-LB-IRO1120
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Trogir, Ciovo
<b>Location</b>	Ciovo
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	120 m
<b>Floorspace</b>	310 sqm
<b>Plot size</b>	632 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 100 000

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Charming family house in a fantastic location near the beach and the crystal clear sea in Okrug Gornji on the island of Ciovo connected by two bridges to the mainland!

It is just 120 meters from the sea and beach!

It is located in a quiet and green residential area near all the necessary facilities for a comfortable stay.

Medieval town of Trogir protected by UNESCO as a world's cultural heritage is just 2 km away. International airport of Split is 5 km away. Centre of regional centre Split is 28 km from the villa.

The house has a total gross area of 310 m<sup>2</sup> and land plot of 632 sq.m.

It consists of ground floor, first floor, attic and plus there is additional building.

The lower level offers 3 star apartment of 120m<sup>2</sup>: 2 bedrooms, 2 bathrooms, kitchen block, salon, terrace..

The middle level offers 4 star apartment of 120m<sup>2</sup>: 2 bedrooms, 2 bathrooms, kitchen block, salon, terrace.

The upper level - roof structure can be removed and 1 more floor can be upgraded (additional 100m<sup>2</sup>).

There is an annex building: summer residence of 70m<sup>2</sup>: in fact a furnished one bedroom apartment with kitchen block, barbecue, utility room and covered terrace.

The house was built in late 80's, completed refurbished in 2011. and is sold fully furnished and equipped.

The garden is horticulturally decorated and exudes a Mediterranean atmosphere.

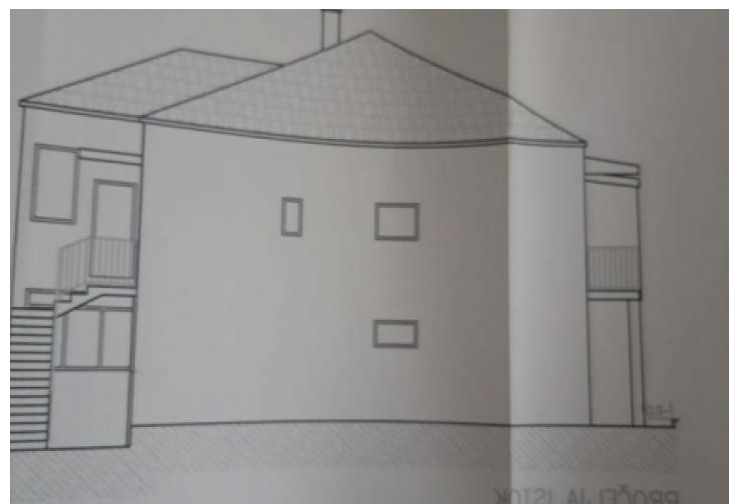
In the garden there is a possibility of building a swimming pool and turn the house into a perfect Mediterranean villa.

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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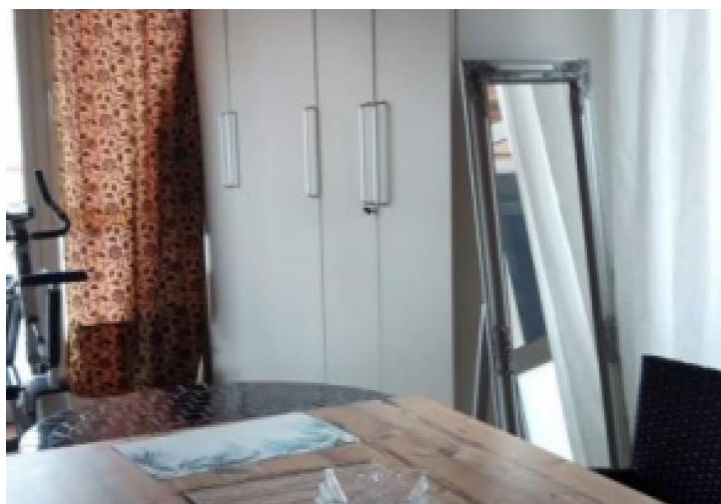
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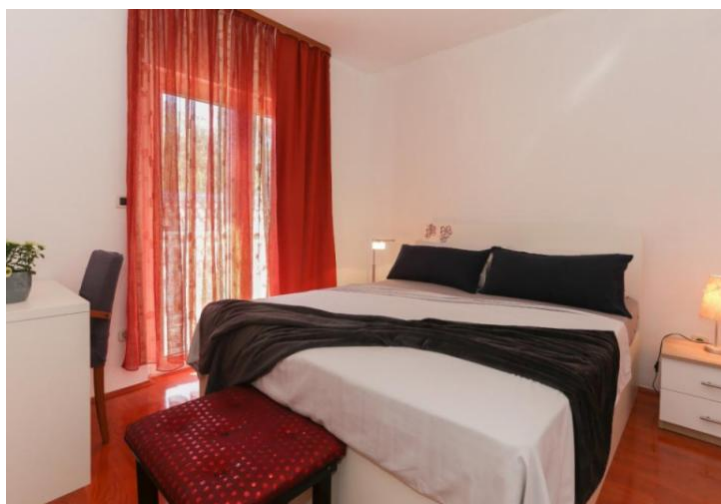
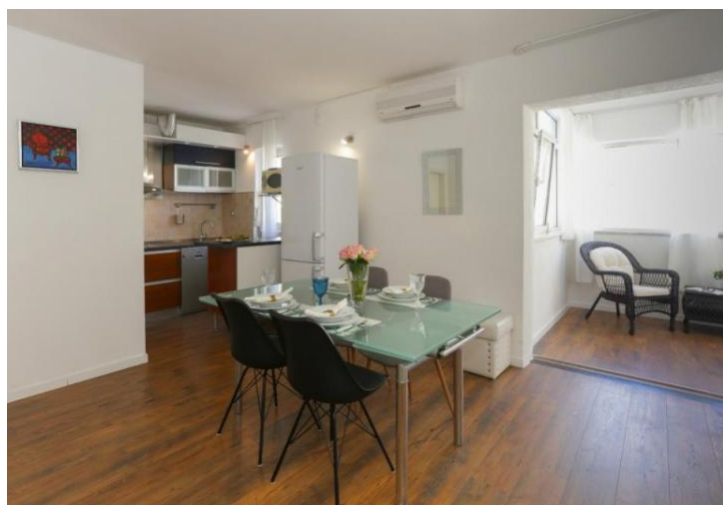


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