

# Villa

## Šibenik, Dalmatia



<b>Ref</b>	D-72588
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Šibenik
<b>Location</b>	Šibenik
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	330 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 850 000

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Remarkable stone villa with wonderful sea views and swimming pool on the island of Murter (actually peninsula), which is located between Šibenik and Zadar and is connected to the mainland by a bridge.

The villa is decorated in a Mediterranean style with marine details and covers an area of 150 m<sup>2</sup>. On the ground floor there is an elegant living room, which is connected to a nice dining room and a fully equipped kitchen. Under the stairs there is a work space that is part of the living room, and can also be used as an additional space for an extra bed. On the first floor, there are two air-conditioned bedrooms, each with a terrace and a view of the sea. One bathroom with a shower is on the ground floor, and the other with a bathtub is on the first floor.

In the garden there is a 3×7 meters swimming pool where you can refresh yourself, and you can relax on the sun loungers or on the garden furniture under the umbrella. There are two parking spaces on the land plot of 330 m<sup>2</sup>.

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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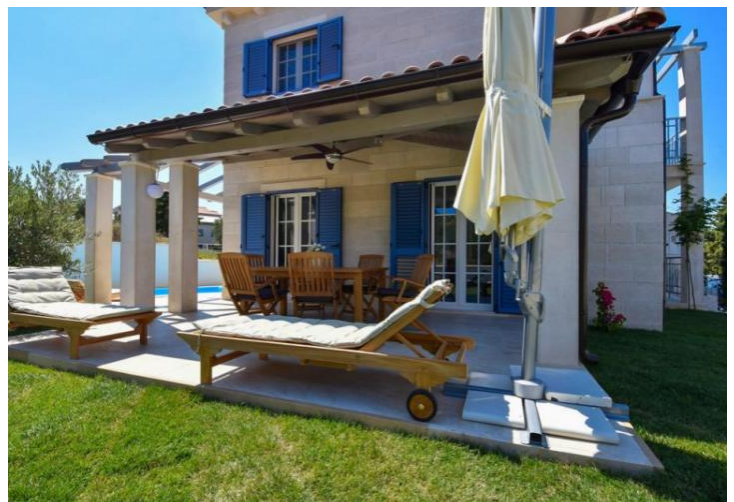
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