



Ref D-72588 Type Villa

Region Dalmatia > Sibenik

330 sqm

LocationŠibenikFront lineNoSea viewYesDistance to sea200 mFloorspace150 sqm

**Plot size** 

Tel: +385 91 357 3071 Viber, Whatsapp info@adrionika.com www.adrionika.com



No. of bedrooms 2 No. of bathrooms 2

**Price** € 850 000



Remarkable stone villa with wonderdul sea viws 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 m2. 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  $3\times7$  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 m2.

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.



Price per m². 5667 €

Average price/m² of this type in this region: 4911 €

Median price/m² of this type in this region: 4306 €

Average price/m² of this type in Croatia: 4371 € Median price/m² of this type in Croatia: 3872 €

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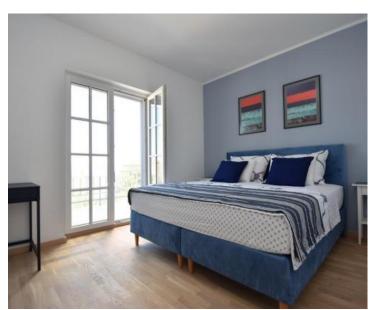


























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