

# Villa

## Marina, Dalmatia



<b>Ref</b>	RE-LB-IRO1229
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Trogir, Ciovo
<b>Location</b>	Marina
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	330 sqm
<b>Plot size</b>	420 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 400 000

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A beautiful stylish villa of modern architecture located on the first row to the sea, in a small picturesque place near Trogir and Marina, known for its beautiful bays and beaches!

The villa is 50 meters from the center of the town, where there are restaurants, markets, shops and all the necessary facilities for a pleasant stay.

There are also boat moorings opposite the villa including one larger one.

Villa was built 2-3 years ago on a land plot of 420 m<sup>2</sup> and benefits 330 m<sup>2</sup> of living space spread over 3 floors - ground floor and 2nd floor.

On the ground floor there are two bedrooms with bathrooms, a gym and a sauna.

On the first floor there is a spacious living room, a fully equipped kitchen and a guest toilet.

On the second floor, there are hallway, three bedrooms with attached bathrooms.

On the roof of the villa there is a magnificent spacious terrace with a swimming pool and a lounge area, which provides complete privacy and a spectacular view of the sea and the surroundings.

The garden is fenced by a wall, there is a children's playground there, a jacuzzi, a garden grill, a garage...

The villa is for sale fully equipped and furnished and provides maximum comfort thanks to high-quality equipment and facilities.

It is equipped according to the classification with 5\*\*\*\* stars!

Villa is used for renting with great occupancy.

An exceptional location by the sea, beautiful and peaceful surroundings, proximity to larger cities with a rich historical heritage and tourist offer, make this luxury villa attractive as a property for a year-round stay or for tourist rental!

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>:  
4242 €

Average price/m<sup>2</sup> of this type  
in this region:  
5533 €

Median price/m<sup>2</sup> of this type  
in this region:  
5751 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8057 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6626 €

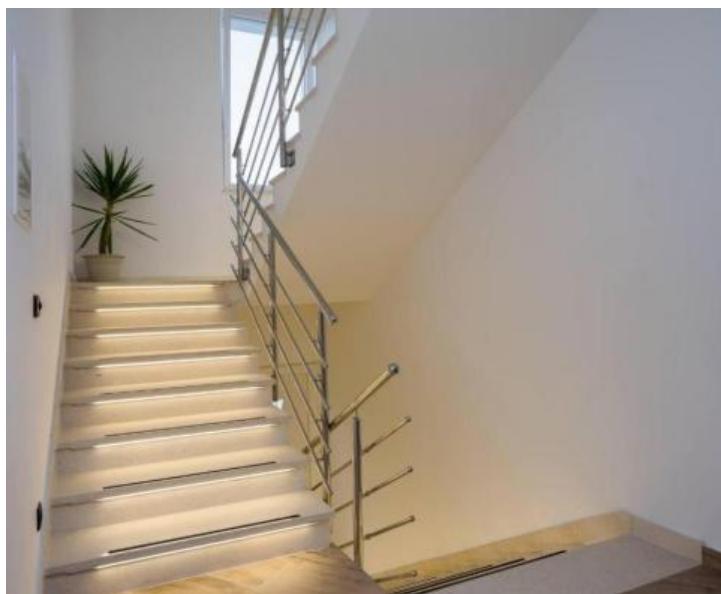
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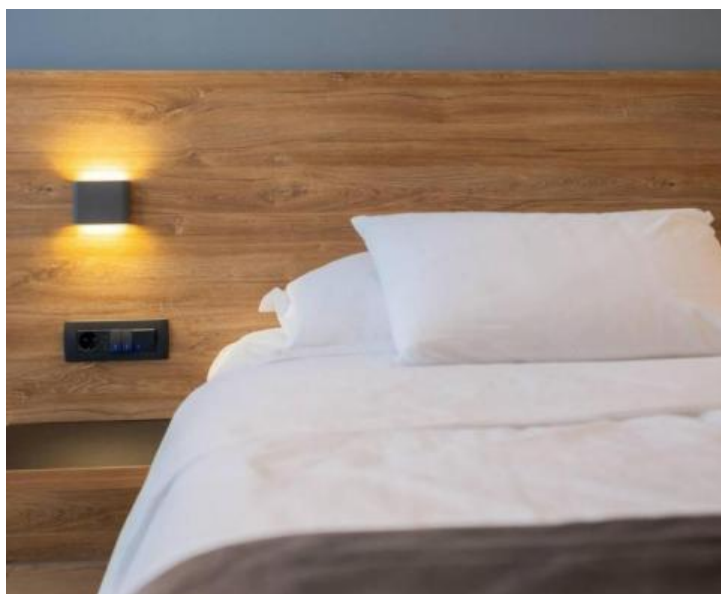
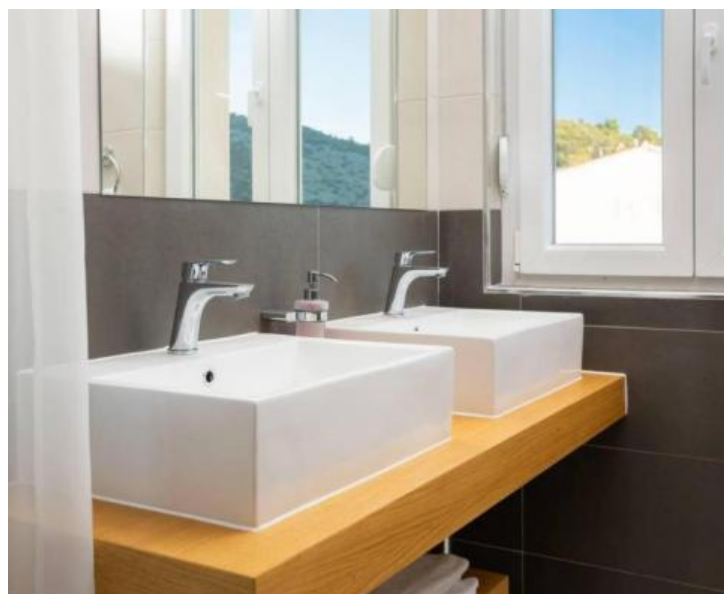
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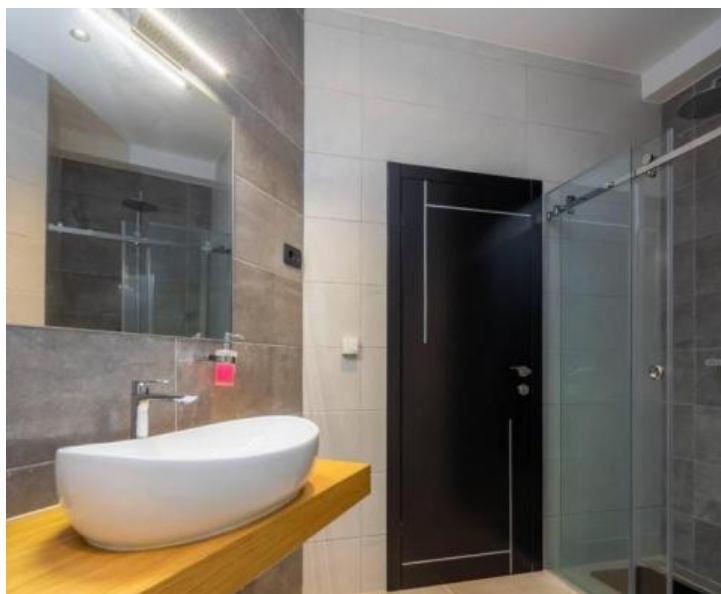
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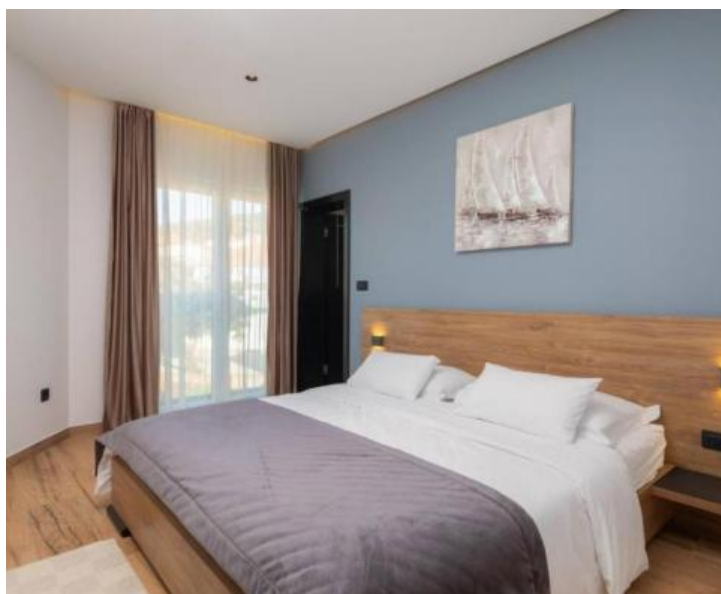
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