

# Villa

## Vodice, Dalmatia



<b>Ref</b>	RE-LB-IRO1330
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Šibenik
<b>Location</b>	Vodice
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	700 m
<b>Floorspace</b>	377 sqm
<b>Plot size</b>	571 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 365 000

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Luxury villa in Vodice just 700 meters from the sea with amazing sea views as a part of new modern complex of three villas to be completed by the end of 2023.

Each villa has a separate parking lot and entrance, and they are completely separate, while the access road is shared.

Total floorspace is 377 sq.m. Land plot is 571 sq.m.

The villa consists of a basement, ground floor and first floor.

### BASEMENT:

Dressing rooms, wellness and spa with jacuzzi, sauna and shower, engine/technical room and laundry room.

### GROUND FLOOR:

Kitchen, dining room, living room with exit to the terrace with swimming pool, toilet, bedroom with bathroom. The bedroom has access to its own terrace.

### FIRST FLOOR:

Hallway, 3 bedrooms with wardrobes and bathrooms, and access to the terrace or loggia.

During construction, the highest quality materials will be used with built-in smart systems throughout the property.

The entire villa is surrounded by greenery, which provides complete privacy.

The property has 4 parking spaces in its own garage.

Due to its position on the slope and the fantastic open view, this beautiful villa is ideal for tourism or personal needs. It will provide the future owner with complete peace and privacy with a touch of luxury!

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.

### Property advantages:

- Garage
- Swimming pool
- Spa
- Sauna
- Modern

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Price per m<sup>2</sup>:  
3.621 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.771 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.750 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.566 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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