

Villa

Baska Voda, Dalmatia



Ref	RE-LB-FIL-BASKA
Type	Villa
Region	Dalmatia › Makarska
Location	Baska Voda
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	225 sqm
Plot size	435 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 400 000

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Luxury villa in Baška Voda near the beach, with amazing sea views just 150 meters from the sea and wonderful beaches!

There is a green zone between the villa and the sea, so it is almost on the first line of houses.

Total floorspace of the villa : 225 m2, land plot area: 435 m2

Villa was built in 2012.

It consists of basement, ground and first floor.

In the basement there is an engine room, laundry room, recreation area that can be a gym/fitness studio, sauna and bathroom.

On the ground floor there is a kitchen, dining room with fireplace, wc, bedroom and bathroom.

On the first floor there a hallway, 4 bedrooms with balconies, 2 bathrooms and wc.

From the ground floor there is an exit to a spacious terrace with swimming pool (app.20m2) and outdoor fireplace.

Very attractive location ...wonderful sea and Island view from the house.

Villa is built with high quality Materials and luxurious furniture. Great heat and sound isolation, PVC doors and Windows, quality stone facade, security doors, air conditioning in every room, oak floors, high quality ceramics, stone floor on the stairway, wrought iron fence, satellite tv and Internet connection.

Villa has an outdoor parking for 4 cars.

Price:

- In case it is purchased by a Company: 1 400 000 €
- In case it is purchased by a private person: 1 750 000 €(it is higher for the VAT)

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 m²:
6222 €

Average price/m² of this type
in this region:
3683 €

Median price/m² of this type
in this region:
3656 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3867 €

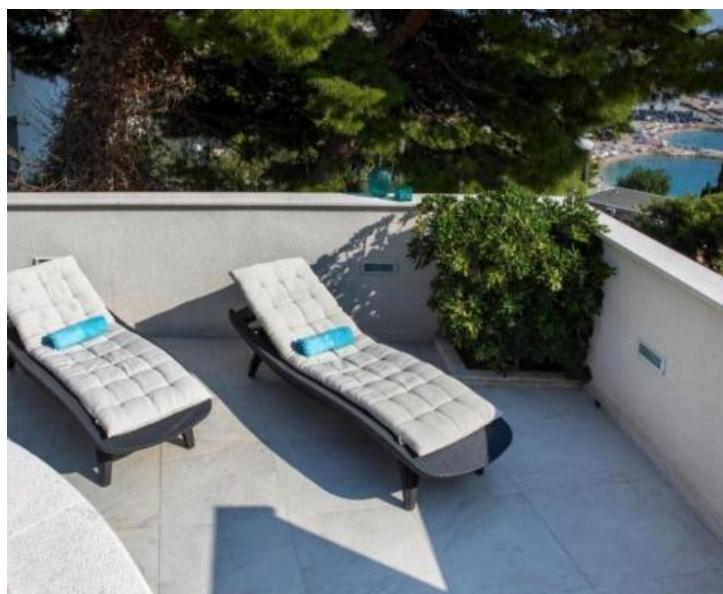
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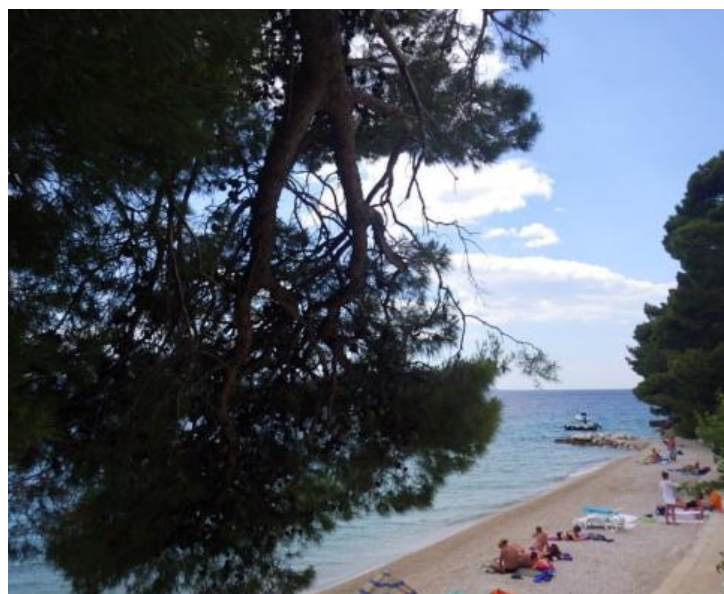
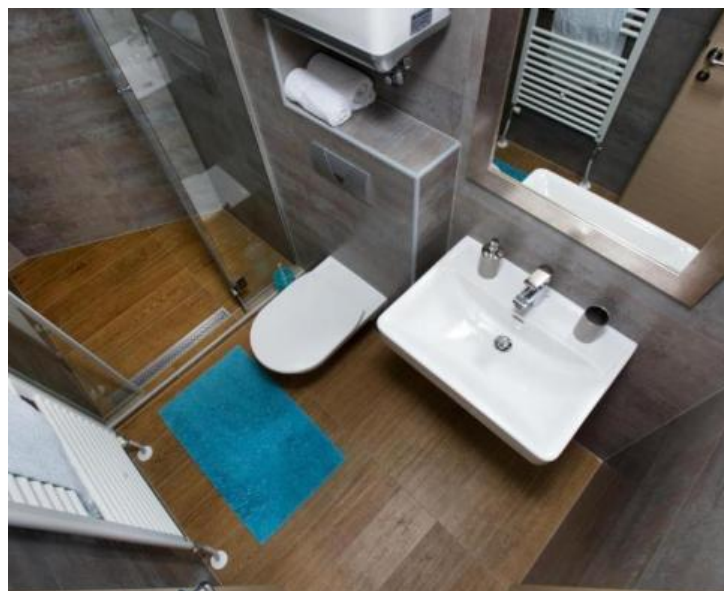
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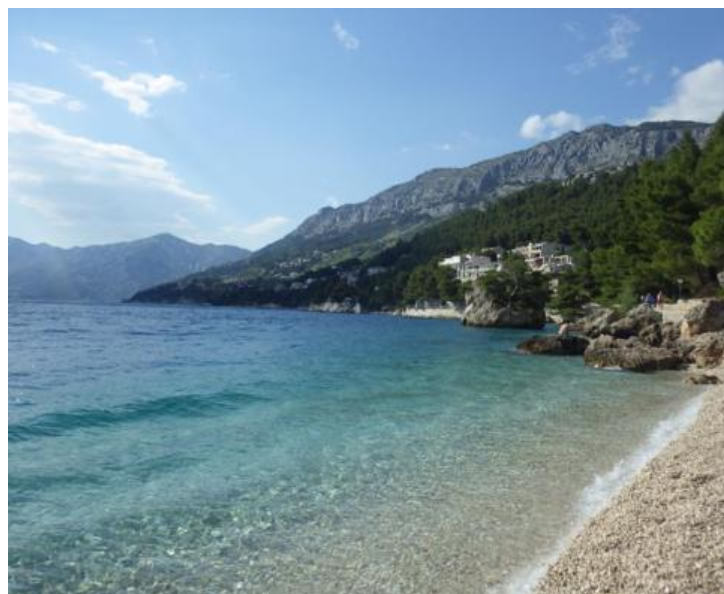
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