

# Villa

## Baska Voda, Dalmatia



<b>Ref</b>	RE-LB-FIL033
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Makarska
<b>Location</b>	Baska Voda
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	480 sqm
<b>Plot size</b>	450 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 2 200 000

# Villa

## Baska Voda, Dalmatia



**Absolutely unique - stunning new villa within new condo in Baska Voda, just 150 meters from beautiful pebble beaches and romantic promenade along the beach stretching to Brela! Villa benefits indoor and outdoor swimming pools, jacuzzi, gym with billiard, garage!**

It is located in a wonderful position in Baška Voda, a tourist spot on the Makarska Riviera with all the facilities and characteristics of a small Mediterranean town.

This ultra-modern villa consists of a total of 480 m<sup>2</sup> spread over four floors.

On the ground floor there is a bedroom with a bathroom, a kitchen, a dining room and a living room with access to the terrace.

On the first floor there are three comfortable bedrooms with bathrooms and access to the balcony with a view of the sea and the islands.

Stairs lead from the ground floor to two levels in the basement, which are used for indoor relaxation, especially in winter.

On the first floor of the basement there is a gym, an area with billiards, a sauna and a bathroom with access to the outdoor terrace connected to the outdoor swimming pool.

On the last floor of the basement there is a large indoor swimming pool and jacuzzi.

Quality materials and equipment were used during construction. The entire house is air-conditioned and is sold fully furnished.

In the fenced garden there is an outdoor heated swimming pool, a sunbathing area and a grill with an outdoor dining room.

The villa has parking for several cars, while on the side of the house there is an entrance to the garage for one vehicle.

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
- Gym
- Spa
- Sauna
- Garden

# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



Price per m<sup>2</sup>:  
4.583 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.986 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.785 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

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

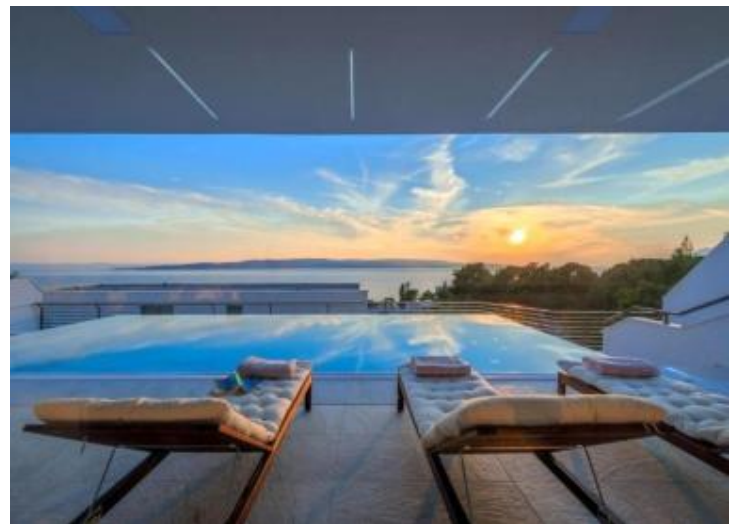
# Villa

Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



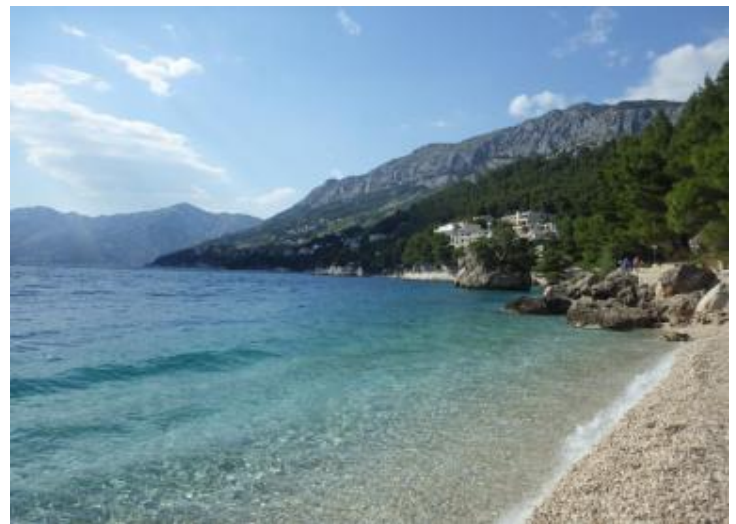
# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia



# Villa

## Baska Voda, Dalmatia

