

# Villa

## Vodice, Dalmatia



<b>Ref</b>	RE-LB-IRO1449
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Vodice
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	650 m
<b>Floorspace</b>	120 sqm
<b>Plot size</b>	250 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 475 000

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Modern duplex villa with swimming pool in a quiet location between the popular tourist towns of Tribunj and Vodice in the vicinity of Šibenik only 650 meters away from Blue Beach, the most famous guide beach, ideal for families with children.

The living area is 120 m<sup>2</sup>. distributed on the ground floor and first floor.

On the ground floor there is a living room with a kitchen and a dining room, a pantry/laundry room, a bathroom and a wc.

On the upper floor there are three bedrooms and 2 bathrooms, plus terrace.

The villa also has a beautifully landscaped garden with a 250 m<sup>2</sup> swimming pool and a parking space for two cars.

It is fully furnished when ready for sale.

The villa is still under construction, and the planned completion is at the end of the 4th month of 2023.

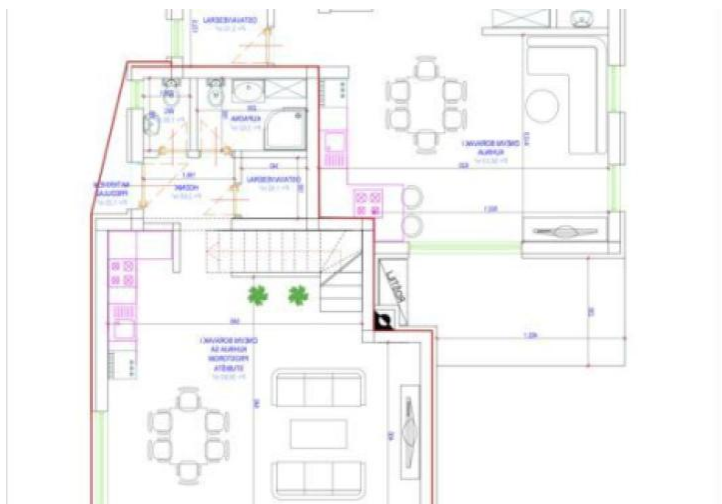
The entire property consists of two connected villas, and one residential unit is for sale.

The property, with its attractive design and excellent location, represents a great opportunity to invest in tourism or buy your own vacation villa!

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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