

# Villa

## Split, Dalmatia



|                         |                  |
|-------------------------|------------------|
| <b>Ref</b>              | RE-LB-IRO1443    |
| <b>Type</b>             | Villa            |
| <b>Region</b>           | Dalmatia > Split |
| <b>Location</b>         | Split            |
| <b>Front line</b>       | No               |
| <b>Sea view</b>         | No               |
| <b>Distance to sea</b>  | 3000 m           |
| <b>Floorspace</b>       | 300 sqm          |
| <b>Plot size</b>        | 3700 sqm         |
| <b>No. of bedrooms</b>  | 4                |
| <b>No. of bathrooms</b> | 6                |
| <b>Price</b>            | € 1 360 000      |

# Villa

## Split, Dalmatia



Elegant modern villa with swimming is located in a quiet village Zrnovica near Split, 3 km from the sea and beaches, and only 500 m from all necessary facilities for a pleasant stay.

Villa is placed on gorgeous territory of 3700 sq.m. of land (rare for Croatia!)

The villa built is in 2021 and has a living area of 300 m<sup>2</sup> distributed on the ground floor and first floor.

On the ground floor there is an elegantly decorated living room with a kitchen and dining room, a sauna and a room with a jacuzzi and a shower. The living room opens onto a spacious terrace with a heated pool and an outdoor dining area.

On the upper floor there are four bedrooms with attached bathrooms, additional bathroom, toilet, laundry room. Two bedrooms have access to a terrace with a stunning view.

Inside the spacious and landscaped garden there is a children's playground, various sports facilities, parking for 6 cars.

The entire property is surrounded by beautiful untouched nature, which provides peace and privacy and is ideal for escaping from the busy city life.

Split Airport is 30 km from the 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.



# Villa

## Split, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

## Split, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

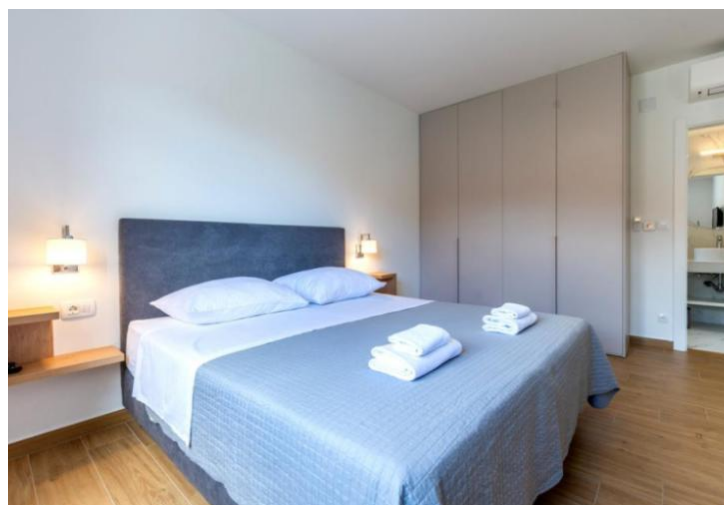
## Split, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

# Villa

## Split, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# Villa

## Split, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

# Villa

## Split, Dalmatia

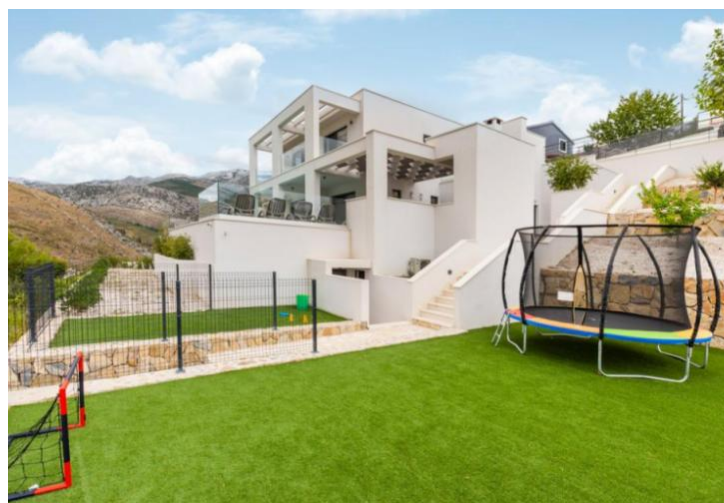


Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

## Split, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com