

Villa

Sibenik, Dalmatia



Ref	RE-LB-IRO1454
Type	Villa
Region	Dalmatia › Sibenik
Location	Sibenik
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	239 sqm
Plot size	924 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 950 000

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The beautiful villa is located in an exceptional location within greenery only 800 metres from the sea and the beach in a small Dalmatian village in Sibenik area.

It is surrounded by green hills and meadows and untouched nature and is an example of a true Mediterranean oasis.

It is 4 km from the historic town of Šibenik, and 12 km from the small town of Vodice, known for its lively nightlife. Shops, restaurants, cafes are approx. 1 km away.

The living area of this charming villa is 239 m² distributed over the basement, ground floor and first floor. In the basement there are two rooms, living room, kitchen, bathroom, garage of 30 m² and three 3 outdoor parking spaces.

On the ground floor there is a kitchen with a dining room and a large living room, a bedroom, a bathroom. The living room leads to a covered outdoor dining room, and in the extension there is a terrace with a heated swimming pool and a sunbathing area, an ideal place to relax and enjoy warm summer evenings.

On the first floor, there are two more bedrooms with bathrooms and exits to the balcony and terrace with deckchairs, from which there is a wonderful view of the wooded nature all the way to the sea.

The villa is sold fully furnished and equipped.

There is a possibility of buying the neighboring land of 2994 m², of which 500 m² is for construction.

This luxury property is ideal for lovers of the Mediterranean lifestyle who want to enjoy a magical natural environment with easy access to some of the most attractive tourist spots on the Adriatic!

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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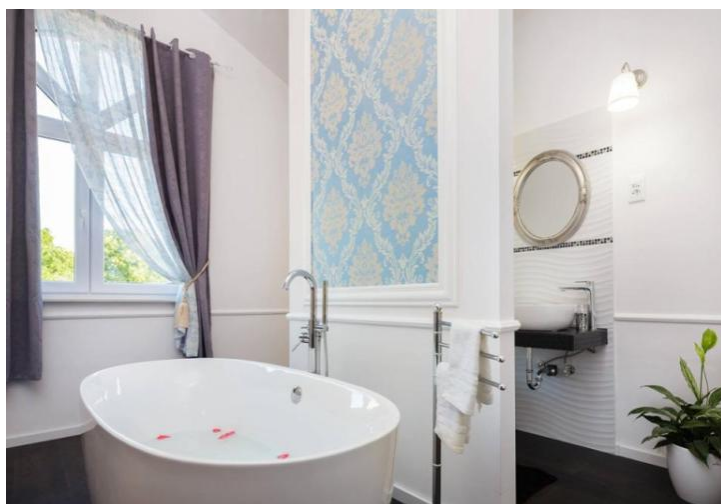
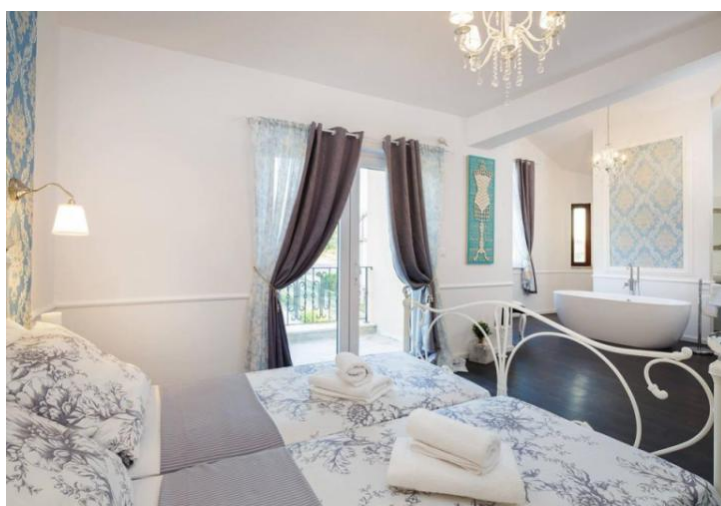
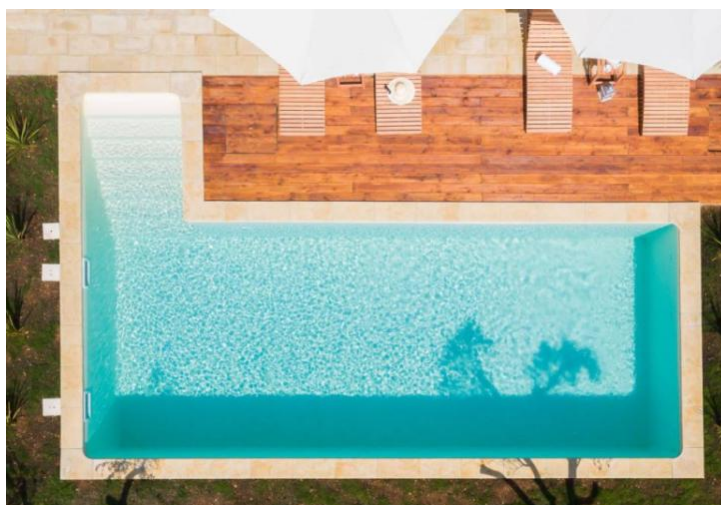
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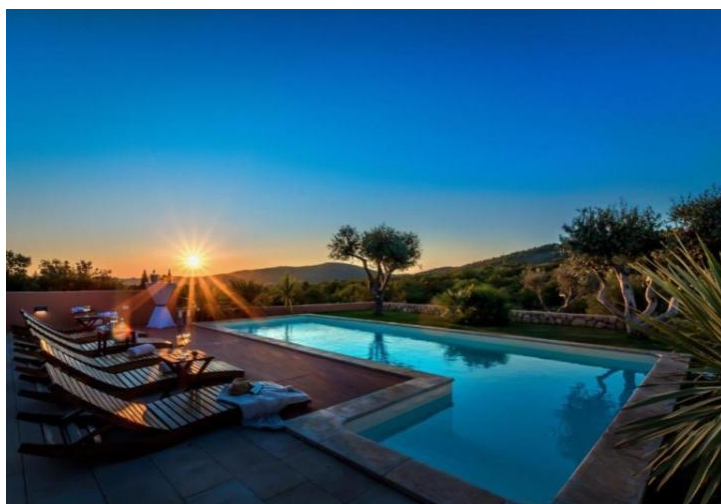
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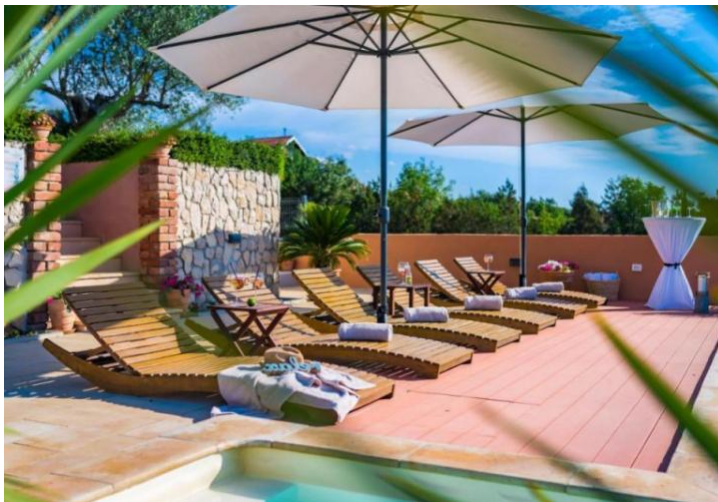
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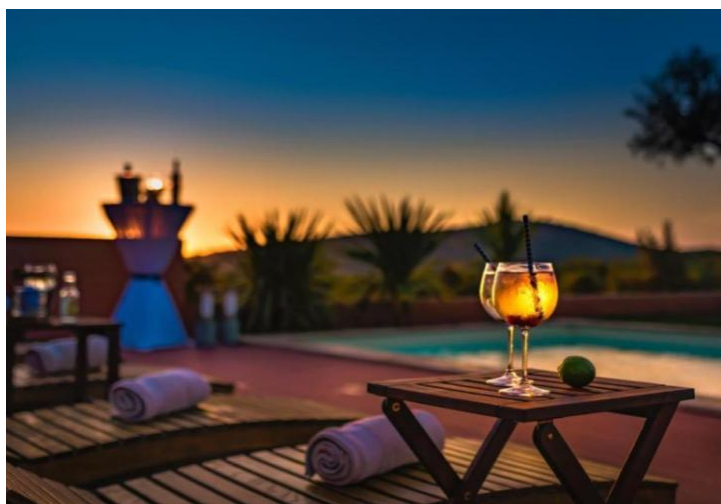
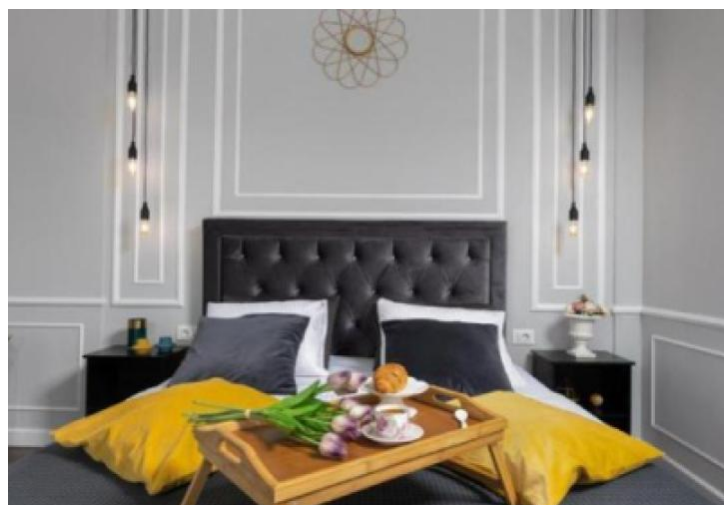
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