

# Villa

## Seget, Dalmatia



|                         |                          |
|-------------------------|--------------------------|
| <b>Ref</b>              | RE-LB-IRO1457            |
| <b>Type</b>             | Villa                    |
| <b>Region</b>           | Dalmatia › Trogir, Ciovo |
| <b>Location</b>         | Seget                    |
| <b>Front line</b>       | No                       |
| <b>Sea view</b>         | Yes                      |
| <b>Distance to sea</b>  | 250 m                    |
| <b>Floorspace</b>       | 382 sqm                  |
| <b>Plot size</b>        | 599 sqm                  |
| <b>No. of bedrooms</b>  | 4                        |
| <b>No. of bathrooms</b> | 3                        |
| <b>Price</b>            | € 1 685 000              |

Contemporary villa under construction in Seget Vranjica near Trogir, just 250 meters from the sea, with marvellous sea views!

It is located in an exceptional location near the sea, in a small tourist town 5 km away from the UNESCO town of Trogir!

The proximity of Split International Airport and the marina add to the attractiveness of the advantageous location itself, which is why investing in luxury real estate in Trogir has been the focus of investors for years.

This contemporary design villa is part of a luxury complex consisting of 5 modernly designed villas that form an ideal combination of minimalist architecture and Mediterranean surroundings.

Villa is located on a plot of 599 m<sup>2</sup> and has 382 m<sup>2</sup> of gross area elegantly distributed over three floors.

On the ground floor there is a room that can be a gym or an additional bedroom depending on the owner's preferences, a wc, a wardrobe and a spacious salon with an open-concept kitchen and dining room. A glass wall connects the living area with the beautifully landscaped garden, inside which there is a swimming pool, sunbathing area and an outdoor dining area, an ideal place for complete relaxation and enjoyment on warm summer nights.

Internal stairs lead to the first floor where there are three bedrooms with their own bathrooms, one of which also has a loggia and a laundry room.

Every part of the villa offers a fantastic view of the crystal blue sea and nearby islands.

The villa also has a basement where there is a garage for three cars (!) and a storage room.

With its contemporary elegant appearance, the villa fits perfectly into the environment and provides maximum comfort with a touch of luxury.

It is an ideal choice for anyone who wants to live near the sea with easy access to the most attractive tourist spots in the Mediterranean, and it also has enormous potential as a villa for tourist rental.

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 m<sup>2</sup>:  
4411 €

Average price/m<sup>2</sup> of this type  
in this region:  
5068 €

Median price/m<sup>2</sup> of this type  
in this region:  
5215 €

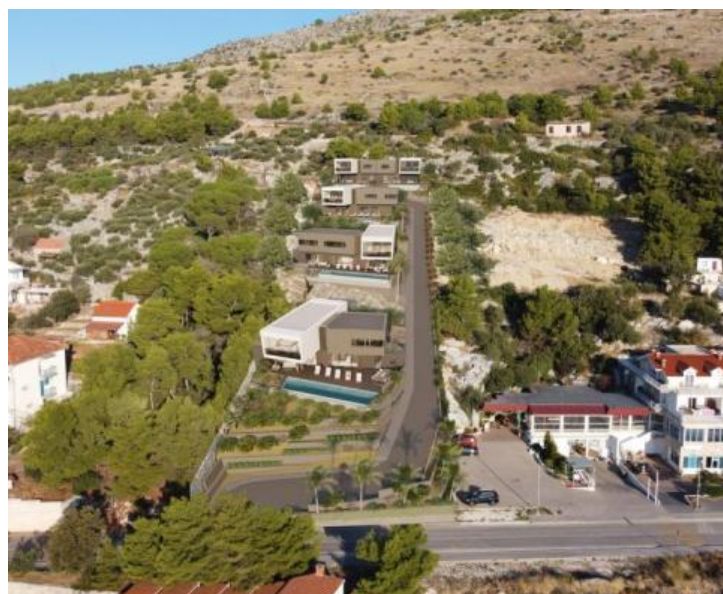
Average price/m<sup>2</sup> of this type  
in Croatia:  
4377 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €



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