

# Villa

## Seget, Dalmatia



<b>Ref</b>	RE-LB-IRO1464
<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>	300 m
<b>Floorspace</b>	330 sqm
<b>Plot size</b>	630 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 356 000

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An attractive futuristic design property in a prestigious location only 300 meters from the beach in the tourist resort of Seget Donji, 5 km from the historic UNESCO town of Trogir.

It is part of a complex of 5 attractive modern villas perfectly integrated into a wonderful Mediterranean environment. It is located only 10 km from International airport of Split.

This property consists of 2 elegant semi-detached villas called "Adriatic salt" and "Holiday dream".

Villa "Adriatic salt" - total gross area of 262 m<sup>2</sup> distributed over three floors, on a plot of land of 533 m<sup>2</sup>.

In the basement of the villa there is a garage for three cars and a storage room.

On the ground floor there is a toilet and a spacious living room with a kitchen and a dining room, which is directly connected to a large semi-covered terrace and a lounge area with a heated pool.

Upstairs there are three bedrooms with their own bathrooms and a laundry room. One bedroom has an attached loggia with a beautiful view of the sea.

PRICE: €1,076,000

Villa "Holiday dream" - total gross area of 330 m<sup>2</sup> distributed over three floors, on a plot of land of 630 m<sup>2</sup>.

The villa has the same room arrangement as the "Adriatic salt" villa, with the fact that the ground floor has an additional space that can be a fitness room or an additional bedroom depending on the wishes of the future owner.

PRICE: €1,356,000

The property is decorated with a modern design characterized by clean and simple lines. Large glass surfaces and an open floor plan give the property an attractive appearance and additionally fill the interior with natural light.

The price of the property includes VAT, and the price refers to the villa without furniture.

The buyer has the option, in cooperation with the investor, to make interior changes during construction (change of floor design, equipment, colors...) and complete the property with furniture of his choice for an additional fee.

During the construction, first-class materials and equipment will be used: underfloor heating of the whole house + preparatory installations for solar equipment, air conditioners in the whole house, smart house system + video and alarm security system...

Completion of construction is expected in the summer of 2024.

This sophisticated property is an ideal choice for a year-round stay, but at the same time it represents a huge investment opportunity with great potential for tourist rental.

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The proximity of the tourist centers of Split and Šibenik, Split International Airport and one of the most prestigious marinas in the area add to the attractiveness of the location itself, so investing in luxury real estate in Trogir and its surroundings has been the focus of investors for years

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
- Storage
- Gym
- Floor heating
- Detached
- Attached
- Modern

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Price per m<sup>2</sup>:  
4.109 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.229 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.215 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

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

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