

# Villa

## Ugljan, Dalmatia



<b>Ref</b>	D-79432
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Ugljan
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	75 sqm
<b>Plot size</b>	294 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 440 000

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Charming stone villa with pool on the first row to the sea in Zadar area on Ugljan island!

Total area is 75 sq.m. Land plot is 294 sq.m.

It consists of ground floor, first floor and second floor.

On the ground floor of the house there is the main entrance, the living room, as well as the kitchen and dining room.

On the first floor there is one bedroom and a bathroom, while on the second floor there is also another bedroom and a bathroom.

The exit to the yard leads to a beautiful swimming pool surrounded by sunbeds and sunshades, where you can enjoy summer sunsets and the smell of sea air just a few steps from the sea.

The house is located in a quiet place on the island and offers a beautiful view of the sea.

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:**

Swimming pool

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Price per m<sup>2</sup>:  
5.867 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.100 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.440 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8.658 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7.143 €

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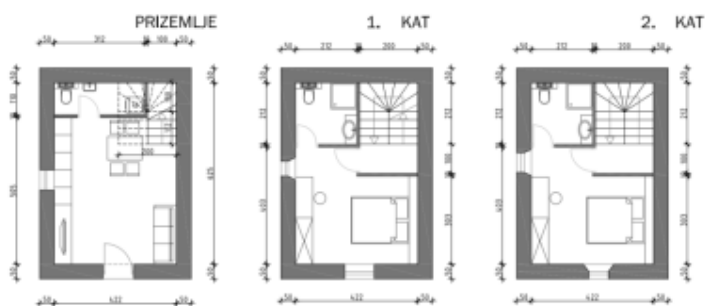
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