

Villa

Brela, Dalmatia



Ref

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Villa

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Type	Villa
Region	Dalmatia › Makarska
Location	Brela
Front line	No
Sea view	Yes
Distance to sea	3000 m
Floorspace	110 sqm
Plot size	280 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 470 000

Discounted! Old price is 490 000 eur, new price is 470 000 eur!

Beautiful stone villa with a panoramic view of the sea - in super-popular Brela!

A charming stone villa located in an extremely quiet location in the idyllic Biokovo Nature Park above Brel. This oasis of peace and privacy offers complete connection with nature, while beautiful pebble beaches with crystal clear sea are only 3 km away.

The living area of the villa built in 1900 is 110 m², and it is located on a plot of 280 m².

The villa has 3 bedrooms, 3 bathrooms, living room, kitchen and dining room.

The spacious terrace with swimming pool and barbecue offers an enchanting panoramic view of the sea and is ideal for gatherings and socializing.

The villa is decorated in a Mediterranean style and fits perfectly into the beautiful environment it is surrounded by.

This exceptional location offers an incredible opportunity to enjoy untouched nature, and construction is strictly prohibited on the site, preserving the peace and exclusivity of this jewel.

There is parking for 2 to max 3 cars.

House was completely renovated in 2013 so the structure is in a great condition. It was an old stone house and they did all new Electric installation.

Since it is in the Nature park Biokovo, they have a water well of 50 000 Litres. They are entitled to one free refill of water by the municipality of Brela. So, that - together with rain water is enough. There were cases when they needed to buy extra water and in that case there is a number they call and the water truck delivers water per their demand and they pay for it.

Nothing can be built in front of the house and there is no way the view could be obstructed.

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 m²:
4273 €

Average price/m² of this type
in this region:
3765 €

Median price/m² of this type
in this region:
3670 €

Average price/m² of this type
in Croatia:
4413 €

Median price/m² of this type
in Croatia:
3873 €

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