

# Villa

## Hvar, Dalmatia



<b>Ref</b>	RE-LB-IRO1754
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Island Hvar
<b>Location</b>	Hvar
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	100 sqm
<b>Plot size</b>	1379 sqm

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**Price**

€ 1 300 000

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Gorgeous investment project of a luxury villa or apart-building with swimming pool in the heart of Hvar town right by the sea - **great 1st line investment!**

In the alluring town of Hvar, a parcel of land beckons with a promise written in stone—a commercial and residential edifice, destined for the bustling beat of tourism. This plot, adorned with the allure of a seaside sanctuary, stands sentinel in the first row by the gentle lapping of the Adriatic.

Behold a panoramic stage where the town of Hvar dances with the sea—a visual symphony that unfolds from this vantage point.

The architectural narrative, scripted in a building permit, unravels a tale of grandeur across a basement, a grounding ground floor, and two ascending levels (a total of 450 square meters).

A subterranean theater unfolds, heralded by a garage— an underground sanctuary for five vehicles, a clandestine trove accessed from the earth's embrace. An additional parking space (100 square meters) graces the exterior, a solitary note in the melody of convenience. A watery emerald— an open pool with depths from 130 to 170 centimeters—completes this tale of leisure and repose.

Yet, amidst this tableau, stands a silent witness—an existing structure, a humble abode of 100 square meters, bearing the whispers of a bygone era, on an advantageous urbanized terrain of 1379 sq.m. descending to the sea.

In the aura of Hvar, this plot promises not just land but a canvas upon which dreams of commercial and residential tapestries may unfurl, harmonizing with the rhythm of the Adriatic's timeless cadence.

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
- Swimming pool
- Urbanized
- Building permit

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Price per m<sup>2</sup>:  
13.000 €

Average price/m<sup>2</sup> of this type  
in this region:  
11.860 €

Median price/m<sup>2</sup> of this type  
in this region:  
10.812 €

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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