

# Villa

## Klek, Dalmatia



<b>Ref</b>	RE-LB20024
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Makarska
<b>Location</b>	Klek
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 795 000

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Beautiful Dalmatian authentic style property only 200 meters from the sea, with charming sea views!

The property in fact consists of two stone buildings, connected by a central courtyard with a central swimming pool.

Older stone buildings were completely modernized and equipped in a contemporary way. Still they retain Mediterranean charm and feeling of beauty.

The first house has a gross floor area of 120 m<sup>2</sup>, extends over three floors, and consists of a total of three bedrooms, two bathrooms, an open-concept living room and kitchen, a wine shop and a wine tavern.

The second house has a gross floor area of 120 m<sup>2</sup> and extends over two floors. It consists of a living room and kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

The courtyard of the house consists of a cultivated garden with a nice open terrace for enjoyment and a summer kitchen.

The houses are very well maintained and no additional investments are required. They have 2 parking spaces. Due to the proximity of the city of Dubrovnik and Pelješac and Korčula, the property is in an ideal position and is excellent for tourist rental.

It can be a wonderful private property as well, for a family of several generations or the two brothers.

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

Garden

Modern

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Price per m<sup>2</sup>:  
3.313 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.986 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.785 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.566 €

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

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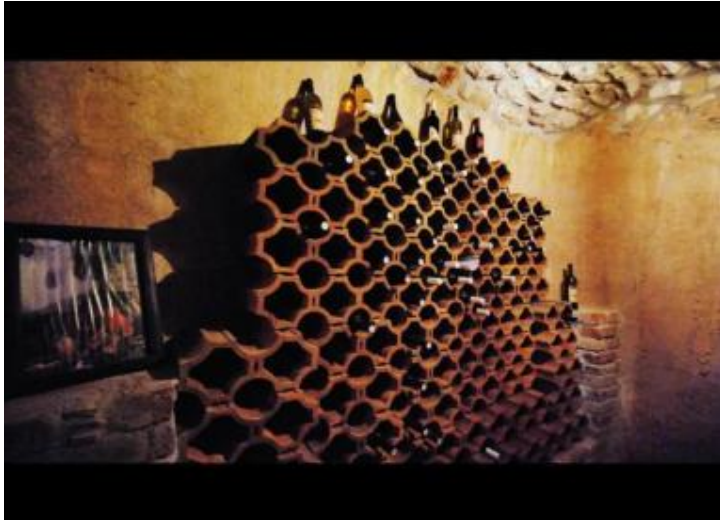
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