

Villa

Starigrad, Dalmatia



Ref	RE-LB725
Type	Villa
Region	Dalmatia › Island Hvar
Location	Starigrad
Front line	No
Sea view	Yes
Distance to sea	20 m
Floorspace	450 sqm
Plot size	850 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 1 050 000

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Villa St. Antonio is just 20 meters from the sea and the beach with a walking path 3 meters wide, leading to the sea!

Stone luxury villa of 450 m² on a plot of 850 m² within the green belt near Starigrad on Hvar! It is located in the beautiful bay, on the island of Hvar, cca. 4 km from Stari Grad and 2.5 km from ferry port!

Villa is situated in the second row from the sea. It is actually an old summer house, built in stone and adapted into proper villa in 2000 when complete renovation was undertaken.

The land plot is 850 m² and is surrounded by just few luxury vacation homes.

Villa of cca. 450 sq.m. consists of:

- BASEMENT with 2 rooms - water well, guest apartment of 50 m² and a tavern for receptions.
- FIRST FLOOR - 2 rooms, living room + bedroom + bathroom.
- ATTIC is bare walls, installations only, suitable for couple of bedrooms or playroom or study with library or fitness area.

Every floor has has bruto surface app. 150 m².

Object dimensions are 10x15 meters.

Villa is built in an ambient stone style. The whole object is in excellent condition and is being sold fully furnished and equipped.

Distance to the sea is 15 meters with a path leading from villa to the sea side(that is registred in cadastre). Between villa and the sea there is a non-buildable olive tree garden (not owned by villa's owner, Maritime Zone).

Parking with 2 parking spaces is next to the house.

Connection to the internal water supply network with a hydrophore and electricity supply from the solar.

There is also an outdoor water well with app. 30 m³ water capacity.

The outer stone walls are 0,5 m - 0,9 m thick which turns this villa into a fortress. Villa is surrounded with 2 meters high wall that offers security and privacy.

This is an ideal place for relaxation with beautiful view of the sea, bay, Kabal peninsula and Brač island. The road leading to the villa is a 3 km long, macadam road.

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Swimming pool is feasible.

Ownership is clear .

Highly recommended!

2021

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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