

Villa

Vodice, Dalmatia



Ref	RE-LB-IRO2068
Type	Villa
Region	Dalmatia > Sibenik
Location	Vodice
Front line	No
Sea view	Yes
Distance to sea	1700 m
Floorspace	250 sqm
Plot size	1150 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 400 000

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Beautiful villa in Vodice area with wonderful sea views!

Nestled atop a serene hillside, surrounded by lush greenery and fragrant Mediterranean flora, this stunning villa offers a tranquil retreat from the hustle and bustle of daily life.

Spanning 250 m² across a spacious 1,150 m² land plot, the villa boasts multiple levels of outdoor living space. The lower level features parking for several vehicles, while the middle tier hosts a charming Mediterranean garden. At the highest point, guests can bask in the sun by the swimming pool, unwind on the expansive terrace, or cook up a feast on the outdoor grill with a mini kitchen, all while soaking in breathtaking views of the landscape.

Inside, the villa exudes elegance and comfort. The ground floor comprises a communal area, additional living space, a cozy tavern, utility room, bathroom, and garage.

Upstairs, a grand entrance hall leads to three cozy bedrooms, each with its own bathroom and balcony or terrace access. A spacious living room, dining area, well-equipped kitchen, guest bathroom, and convenient laundry room complete the first floor, with access to a large covered terrace featuring the pool and barbecue area.

Built with top-quality materials and equipped with central heating, solar panels for hot water, and air conditioning throughout, the villa seamlessly blends comfort with luxury.

For those seeking even more space, the future owner has the option to purchase an additional 800 m² plot adjacent to the property, further enhancing the potential of this extraordinary estate.

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:
5600 €

Average price/m² of this type
in this region:
4949 €

Median price/m² of this type
in this region:
4371 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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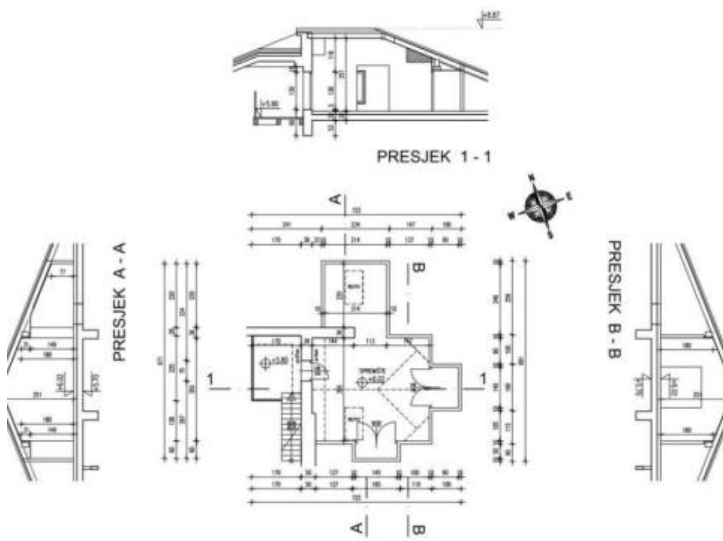
Vodice, Dalmatia



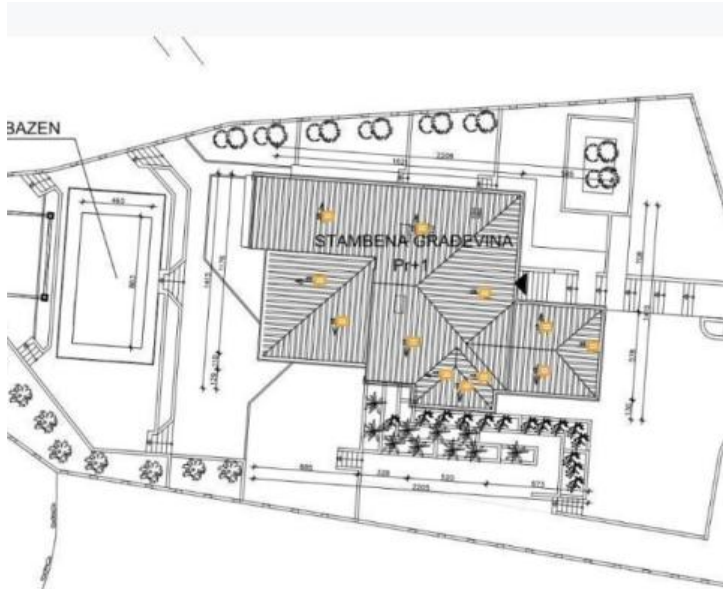
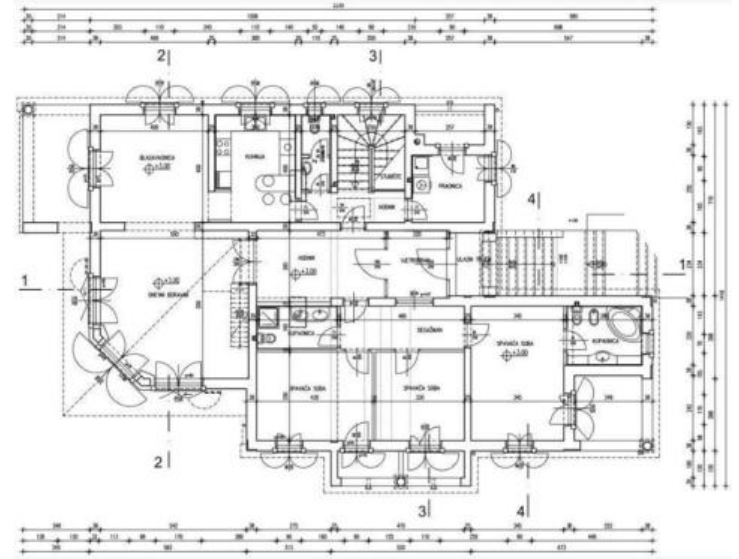
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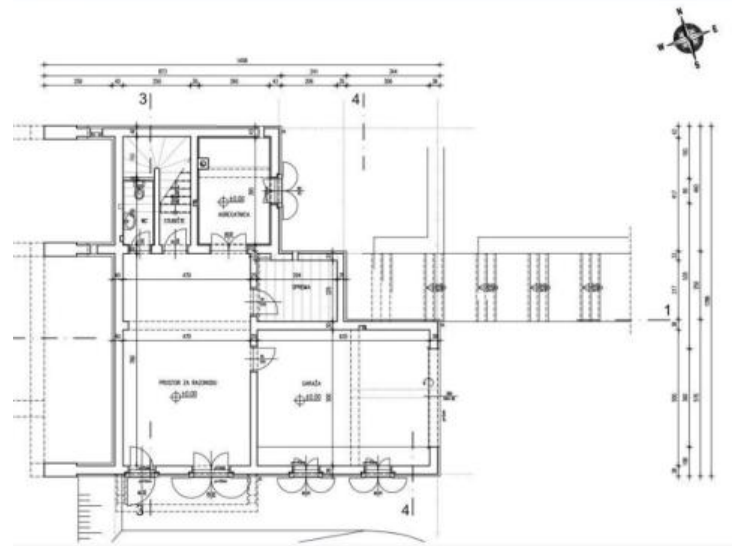
RIJA



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OUTERRAIN



Villa

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