

# Villa

## Murter, Dalmatia



<b>Ref</b>	RE-LB1056
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Sibenik
<b>Location</b>	Murter
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	700 sqm
<b>Plot size</b>	3000 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 4 700 000

Two beautiful new villas on the Murter peninsula just 50 meters from the sea with an indoor pool, sauna, fitness room!

Sea view! The proximity of the ACI-marina, where you can keep a yacht!

The area of both villas is 700 m<sup>2</sup>: 250 m<sup>2</sup> and 463 m<sup>2</sup>.

The total area is 3000 m<sup>2</sup>.

Villa of 250 m<sup>2</sup> offers:

Basement with kitchen, dining room and living room, two storage rooms, a bedroom and a bathroom.

The ground floor also has an open space kitchen, dining room, and living room, two terraces, guest toilet, bathroom, dressing room, and guest bedroom.

On the first floor, there are two more bedrooms, two bathrooms, a balcony, and an uncovered terrace.

Villa of 463 m<sup>2</sup> offers:

Lower level: kitchen-dining room for 10 people, swimming pool 32 m<sup>2</sup> with mirrored walls, which open in summer, turning an indoor pool into an outdoor pool, jacuzzi zone, pool area, massage zone, sauna, fitness room, bathroom and toilet, laundry room, access to the garden.

Medium level: spacious lounge, kitchen, two bedrooms, two bathrooms, hall, terrace.

Upper level: spacious living room, kitchen, two bedrooms, two bathrooms, hall, terrace.

Two apartments of the villa can be used separately.

Air conditioning, Internet.

Additional benefits:

- Heating and cooling is through a gas heat pump system and hot water is through solar panels
- Outdoor covered terrace with a summer kitchen, BBA zone and outdoor dining table
- Children playground
- Gazebo
- Covered parking for 6 vehicles
- Beautiful decorated garden with automatic irrigation

Outstanding property just 50 meters from the sea and 100 meters from yachting marina.

Indoor parking for 10 cars.

Ideal for two friends.

There is a barbecue area, a summer kitchen, a playground in the yard.

Villas can be used for renting.

Villa 463 m<sup>2</sup> can be rented at a price of 380-680 euros per day.

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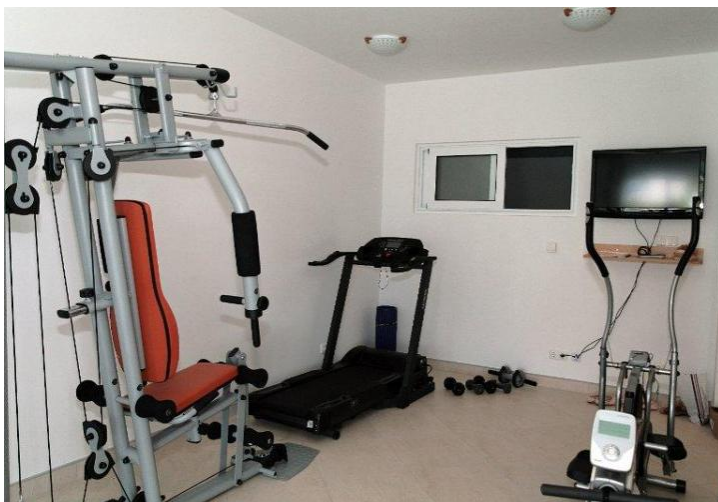
Split Airport is 95 km away.

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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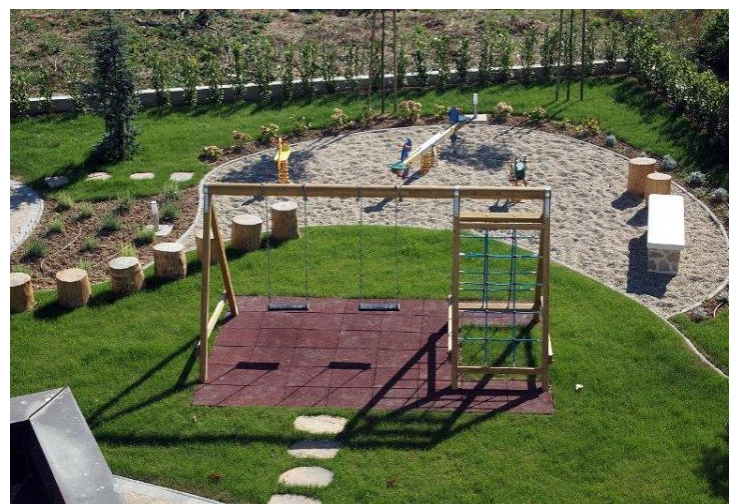


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