

House

Sevid, Dalmatia



Ref	RE-LB-IRO2240
Type	House
Region	Dalmatia › Trogir, Ciovo
Location	Sevid
Front line	No
Sea view	Yes
Distance to sea	60 m
Floorspace	151 sqm
Plot size	294 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 450 000

House

Sevid, Dalmatia



This charming holiday home boasts an exceptional location, just 60 meters from the stunning beach in Sevid, a picturesque village near Trogir town, protected by UNESCO.

Perfectly positioned 12 km from historic Trogir, 12 km from International airport of Split, and 16 km from Primošten, Sevid offers a serene retreat while remaining close to all the essential amenities for a comfortable stay.

The property spans 151 m² of living space and consists of three separate units, each rated with 4**** stars. It has been successfully rented for tourism over the years, making it an excellent income-generating opportunity.

Situated on a 294 m² land plot, the house includes a basement, a studio apartment, and a cozy holiday home. The basement, covering 85 m², is designed as a one-bedroom apartment.

The second unit is a 41 m² house, featuring a kitchen, living room, bathroom, and one bedroom. The third unit is a 25 m² studio apartment with a bathroom, dining area, bedroom, and kitchen. The basement also offers the potential to add two more floors and a high attic, allowing for future expansion of living space.

Fully furnished and ready for immediate use, the property is surrounded by beautifully landscaped terraces, a sun deck, and a lush garden filled with Mediterranean plants. Outdoor parking for three vehicles is also provided.

With its prime location and proven success as a tourist rental, this property presents an outstanding investment opportunity for anyone looking to enter the tourism industry.

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.

House

Sevid, Dalmatia



Price per m²:
2980 €

Average price/m² of this type
in this region:
3087 €

Median price/m² of this type
in this region:
2738 €

Average price/m² of this type
in Croatia:
2891 €

Median price/m² of this type
in Croatia:
2582 €

House

Sevid, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

House

Sevid, Dalmatia



House

Sevid, Dalmatia



House

Sevid, Dalmatia



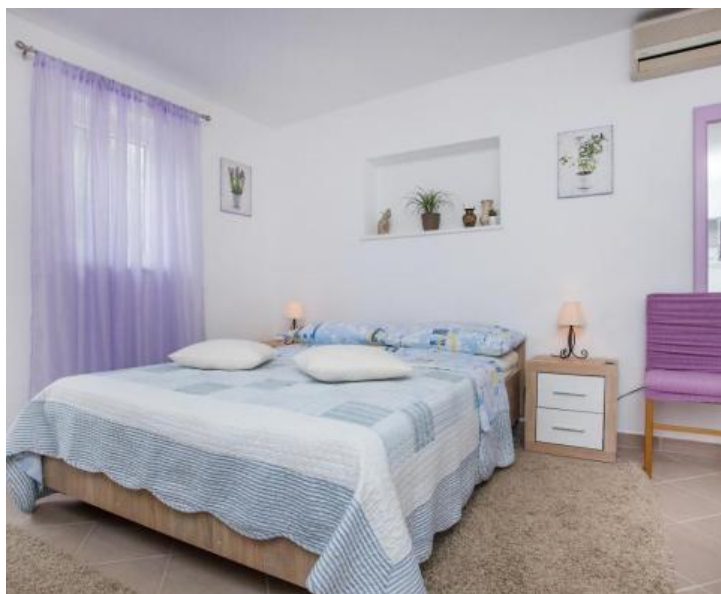
House

Sevid, Dalmatia



House

Sevid, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

House

Sevid, Dalmatia



House

Sevid, Dalmatia



House

Sevid, Dalmatia



House

Sevid, Dalmatia

