

House

Šolta, Dalmatia



Ref	RE-LB-IRO30367
Type	House
Region	Dalmatia › Island Solta
Location	Šolta
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	250 sqm
Plot size	611 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 895 000

For sale is a unique family home in the 1st row to the sea, situated on Šolta island in a picturesque bay! House of 250 m² in total is built on a 611 m² land plot. The property is in excellent condition, renovated in 2015, and fully equipped, offering an invaluable view.

Main Residence:

- 115 m² of indoor living space
- 43 m² terrace (with 25 m² covered by a solid roof)
- 3 bedrooms (10, 12, and 14 m²)
- 2 bathrooms with toilets (12 and 9 m²)
- Utility room with high-quality Buderus central heating (wood and electric options), 800L water accumulator, and solar-powered boiler
- Air-conditioned

Garage: A fully enclosed 35 m² garage with Hormann remote-controlled doors, offering **two parking spaces inside (very rare for Croatia!)** and one additional outdoor parking space.

Above the garage, there is a dining area with a kitchen, large fireplace, and a separate WC, ideal for social gatherings.

Attic Space: A 115 m² attic with an 8 m² balcony, which can be converted into living space. All necessary installations are in place, and roof openings for skylights are pre-prepared.

Lower-Level Studio Apartment: A 20 m² studio apartment with a bathroom, air-conditioned. Next to it, there is a well that can be used for garden irrigation or to expand the studio apartment.

The property also includes:

- 2 additional storage rooms adjacent to the main structure
- Outdoor fireplace in front of the house

Located in the front row to the sea within a peaceful and secure neighborhood, away from the town center, this home is surrounded by green areas and gardens, creating a highly comfortable living environment, especially in the summer. Our family has lived here for 25 years, and the house has never been rented out. Every aspect, from the furniture to the insulation, materials, ceramics, construction, and appliances, has been crafted with quality in mind.

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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:
3580 €

Average price/m² of this type
in this region:
3806 €

Median price/m² of this type
in this region:
3806 €

Average price/m² of this type
in Croatia:
4067 €

Median price/m² of this type
in Croatia:
3551 €

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