

# Villa

## Zivogosce, Dalmatia



<b>Ref</b>	RE-LB-IRO2315
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Makarska
<b>Location</b>	Zivogosce
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	170 sqm
<b>Plot size</b>	290 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 470 000

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### **Stunning Villetta with Pool and Breathtaking Sea Views on the Beautiful Makarska Riviera in a Small Place of Zivogosce!**

This semi-detached villa with swimming pool offers the right-side unit with **170 m² of living space** spread across the ground floor and two upper levels, situated on a **290 m² land plot**.

The house is thoughtfully designed to function as a single, spacious home or can be divided into two separate residential units, offering flexibility and comfort.

**Ground Floor:** Includes a kitchen, living room, bathroom, and a bedroom.

**First Floor:** Accessible via an internal staircase, featuring a large open-plan living room with a kitchen.

**Attic:** Houses two bedrooms with en-suite bathrooms and a balcony, perfect for soaking in the scenic views.

This modern villa is elegantly decorated with meticulous attention to detail and comes **fully furnished** and ready for immediate move-in.

The future owner will enjoy the privacy of a **private garden** or relax on the terrace by the **pool with sea views**. The property also includes **two parking spaces**.

Located just **2 km from the sea**, this is an ideal opportunity for those seeking peace and natural beauty while staying close to all the amenities of the Makarska Riviera.

Don't miss out on this unique opportunity!

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 m<sup>2</sup>:  
2765 €

Average price/m<sup>2</sup> of this type  
in this region:  
3694 €

Median price/m<sup>2</sup> of this type  
in this region:  
3656 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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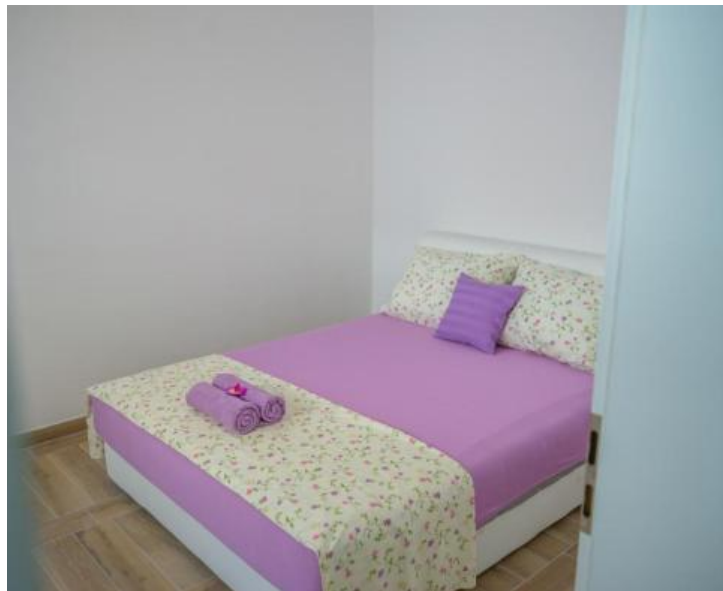
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