

Villa

Pasman, Dalmatia



Ref	RE-LB-IRO2334
Type	Villa
Region	Dalmatia > Zadar
Location	Pasman
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	500 sqm
Plot size	1250 sqm
No. of bedrooms	7
No. of bathrooms	4
Price	€ 1 450 000

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This luxurious villa with swimming pool and sea views is nestled in a tranquil setting just 200 meters from the sea, with no immediate neighbors, along the main Tkon-Ugljan road in the picturesque village of Dobropoljana on the island of Pašman.

The village offers a range of amenities, including shops, cafés, a traditional Dalmatian restaurant, and an olive oil mill.

The villa boasts a generous living area of approximately 500 m², set on a 1,250 m² land plot.

- **Ground Floor:** Features an entrance hall, three bedrooms, two bathrooms, a spacious living room with a kitchen, and an 18 m² wine cellar located below.
- **First Floor:** Includes an entrance hall, two bedrooms, a bathroom, a living room with a kitchen, a pantry, and four balconies (two large and two small) offering sea views.
- **Top Floor:** Houses one bedroom, a bathroom, a kitchen, two balconies, and a 25 m² glass-enclosed gallery bedroom above.

The villa offers breathtaking panoramic sea views, a spacious terrace with a pool, a barbecue, sun loungers, and a beautifully maintained garden filled with aromatic herbs.

The property also provides ample parking for eight cars, along with a garage.

This luxurious villa is a perfect blend of privacy, elegance, and comfort, offering an exceptional opportunity to enjoy the serenity of the sea and the peaceful surroundings.

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:
2900 €

Average price/m² of this type
in this region:
4481 €

Median price/m² of this type
in this region:
4103 €

Average price/m² of this type
in Croatia:
4343 €

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

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