

Villa

Draznice, Dalmatia



Ref	RE-LB-IRO2357
Type	Villa
Region	Dalmatia › Makarska
Location	Draznice
Front line	No
Sea view	Yes
Distance to sea	70 m
Floorspace	110 sqm
Plot size	361 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 700 000

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This luxurious villa is situated in an exceptionally tranquil area of Draznice near Makarska, offering a serene retreat with stunning surroundings, mere 70 meters from the sea!

Covering 110 m², the villa is spread across three levels: a basement, ground floor, and first floor.

- The **basement** includes a storage room and a laundry room.
- The **ground floor** features a guest toilet and a spacious open-plan area combining the kitchen, living room, and dining area. The outdoor space is equally impressive, boasting a large terrace, sunbathing area, swimming pool, and barbecue. This area provides breathtaking panoramic views of the sea.
- The **first floor** houses two elegant bedrooms and a modern bathroom. One of the bedrooms includes a balcony with captivating views of the sea and nearby islands.

Designed with a focus on functionality and aesthetics, the villa has been constructed using only top-quality materials.

Land plot around is 361 sq.m.

This exceptional property ensures complete privacy and tranquility, making it an ideal family oasis. Additionally, its prime location makes it an excellent investment opportunity in the tourism sector.

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:
6364 €

Average price/m² of this type
in this region:
3694 €

Median price/m² of this type
in this region:
3656 €

Average price/m² of this type
in Croatia:
4345 €

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

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