

Villa

Vodice, Dalmatia



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Ref	RE-LB-IRO30079
Type	Villa
Region	Dalmatia > Sibenik
Location	Vodice
Front line	No
Distance to sea	400 m
Floorspace	150 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 750 000

Luxury Independent Urban Villa Just 400m from the Sea and Beach, in the Heart of Vodice, Close to All Necessary Amenities for Living and Rental Purposes!

This luxurious independent urban villa is located only 400 meters from the sea and beach, in the heart of Vodice, near all essential amenities for both residential living and rental opportunities.

The villa was built in 2023 and has since been consistently rented out on an annual tourist basis, generating excellent yearly income.

Constructed according to the highest professional standards, the villa was officially handed over to the owner in 2023, complete with full documentation.

Villa Layout:

- The first floor features 3 bedrooms, of which 2 have en-suite bathrooms with a spacious "walk-in shower" system. A staircase leads to an uncovered rooftop terrace, offering stunning sea views.
- Each bedroom has access to a balcony that spans the entire north side of the property.
- The ground floor includes a spacious living room with a fully equipped high-class kitchen, an additional guest toilet, and one more bedroom.

Features:

- All rooms are equipped with air conditioning units, luxury furniture, and electric roller blinds in every area.
- The entire villa is surrounded by walls and features a remotely controlled gate, providing secure parking space for 2 cars.
- In the courtyard, there is a large 8x3 m swimming pool with an integrated technical room and outdoor bathroom.
- Additional outdoor amenities include a barbecue area, garden storage shed, and high-quality outdoor furniture.
- The property is under 24/7 video surveillance for maximum security.

Sale Details:

The villa is fully furnished with top-of-the-line luxury furniture and is being sold as such, ready for immediate use or rental.

This exclusive property combines modern design, exceptional comfort, and prime location, making it an outstanding opportunity for those seeking a luxurious lifestyle or a profitable investment in the heart of Vodice.

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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:
5000 €

Average price/m² of this type
in this region:
4949 €

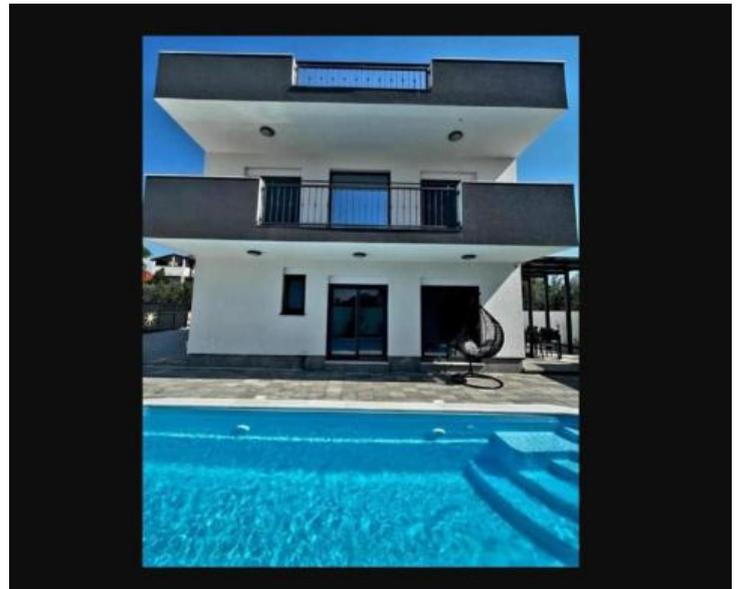
Median price/m² of this type
in this region:
4371 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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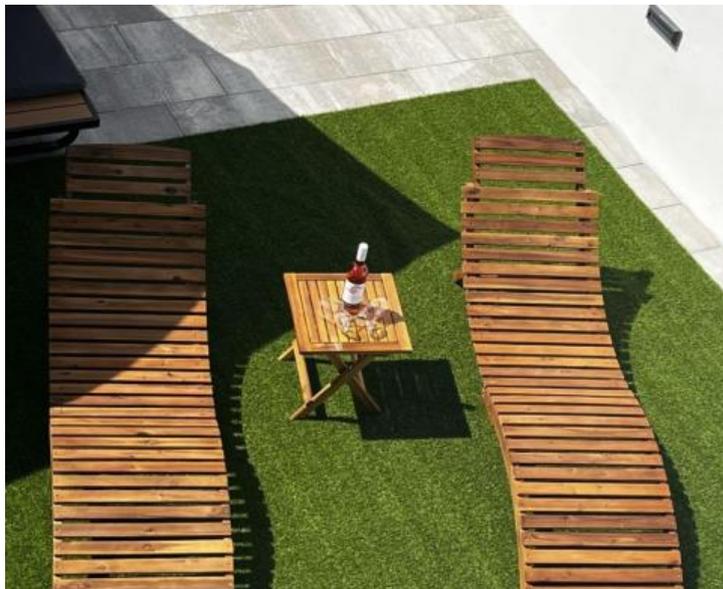
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