

# Villa

## Povlja, Dalmatia



<b>Ref</b>	RE-1805
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Island Brac
<b>Location</b>	Povlja
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Floorspace</b>	746 sqm
<b>Plot size</b>	692 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 1 300 000

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Waterfront villa with swimming pool!  
Just reconstructed and amended with swimming pool!

Magnificent three-storey villa on the first line of the sea.

The area of the villa – 746 sq.m.

The area of the land plot – 692 sq.m.

The villa consists of 3 apartments.

In the villa there are 6 bedrooms, 6 bathrooms, a storeroom, a gym, a laundry, a billiard on an attic.

Planning:

In the cellar (286 sq.m.) there are parking places for 6 cars, a storeroom, a gym.

The first floor - two apartments with a balcony and a terrace.

The second floor - a kitchen, a drawing room, a big hall, an office, two bedrooms, two bathrooms, balconies.

The top floor (a mansard of 95 sq.m.) - a big hall with billiards, a laundry, a bathroom, a balcony.

From terraces of the villa and from the territory the tremendous view of the sea opens.

In the territory there is a wonderful garden, a parking.

Within walking distance there is all developed infrastructure.

The villa was originally constructed in 2005.

Highly recommended!

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>:  
1743 €

Average price/m<sup>2</sup> of this type  
in this region:  
6431 €

Median price/m<sup>2</sup> of this type  
in this region:  
7600 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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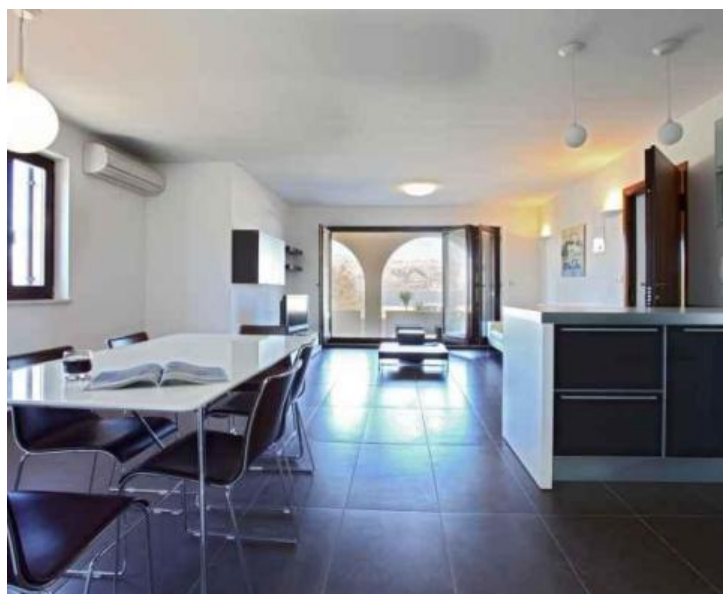
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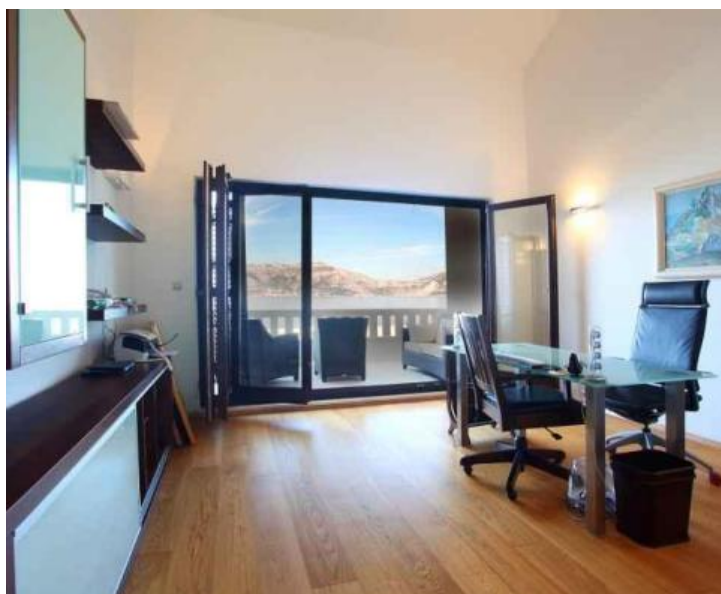
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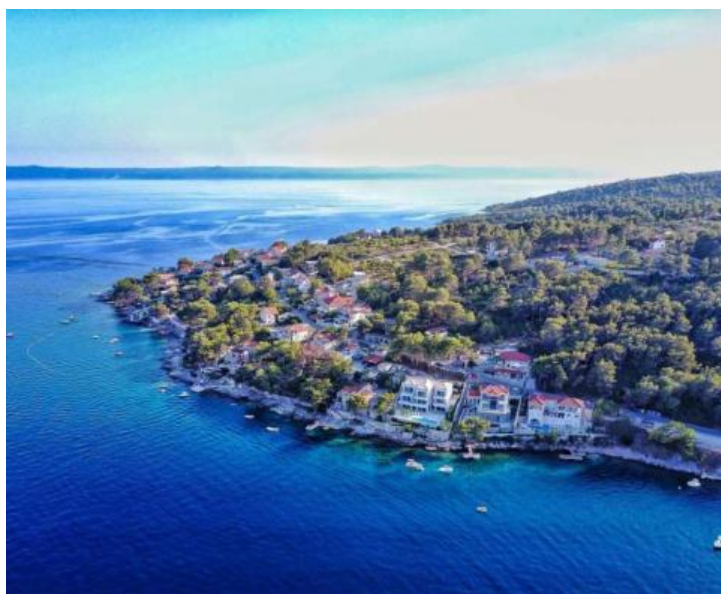
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