

Villa

Bilice, Dalmatia



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Ref	RE-LB-40005
Type	Villa
Region	Dalmatia › Sibenik
Location	Bilice
Front line	No
Sea view	Yes
Distance to sea	20 m
Floorspace	283 sqm
Plot size	1000 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 200 000

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This newly built villa with a swimming pool is located in the first row to the sea in a peaceful bay just 10 minutes from the center of Šibenik.

It offers a modern layout across two floors of 283 sq.m. and a spacious garden of 1000 sq.m..

The ground floor features a fully equipped kitchen, dining area, living room, bathroom, one bedroom, and a storage or technical room.

Upstairs, the villa includes three bedrooms. The master bedroom is en-suite with a walk-in wardrobe and a private terrace, while the other two bedrooms share a bathroom and each has its own balcony.

The outdoor area includes a covered summer kitchen with a traditional built-in barbecue, a swimming pool, and a covered parking area. The villa is equipped with six air conditioning units, underfloor heating, and a solar energy system.

Completed in June 2024, the villa is designed for comfort and has excellent rental potential. It is currently rented until early April and interior viewings are not possible during this period. Inquiries from serious buyers are welcome. The price is fixed.

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:
4240 €

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:
4343 €

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

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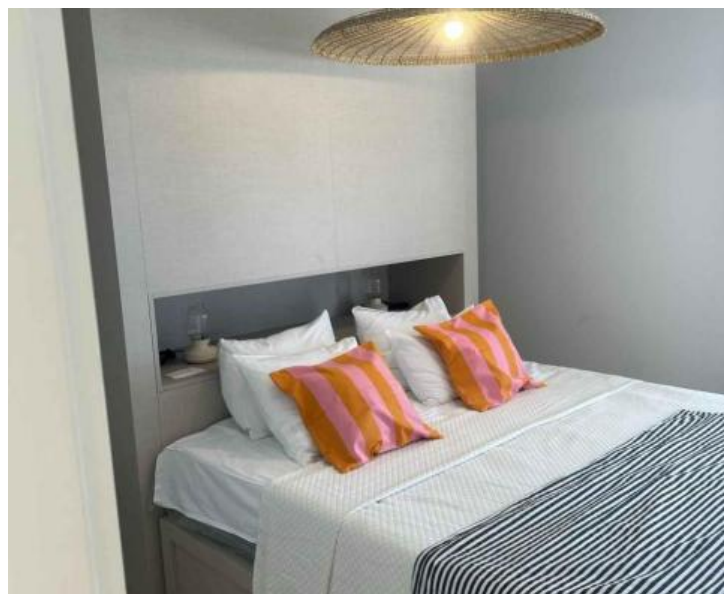
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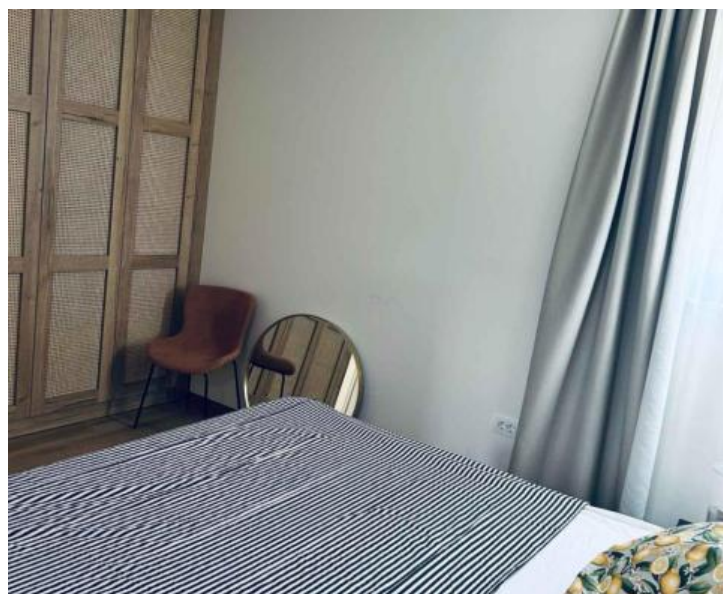
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