

Villa

Razanjanj, Dalmatia



Ref	RE-LB-IRO2493
Type	Villa
Region	Dalmatia › Sibenik
Location	Razanjanj
Front line	No
Sea view	Yes
Distance to sea	550 m
Floorspace	230 sqm
Plot size	800 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 300 000

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This elegant, stylish villa is nestled in a quiet, secluded cove just 550 meters from the sea, offering a harmonious mix of modern luxury and Mediterranean charm.

With a total luxury living space of 230 square meters on a land plot of 800 square meters, this outstanding villa is spread over two levels and designed to meet the highest standards.

The upper floor, which serves as the main entrance, includes three spacious bedrooms, each with its own en-suite bathroom and a stunning view of the sea and surrounding nature.

An internal staircase connects to the lower level, where there is a bright living room, a dining area, and a modern kitchen with sliding doors that open onto a generous terrace. This level also includes an additional bedroom with a private bathroom, ideal for guests or added privacy.

The terrace features a heated pool and is designed for relaxation and leisure—a perfect setting for sunbathing, social gatherings, and enjoying the spectacular views.

The landscaped yard adds to the exclusivity of the property.

The villa is fully air-conditioned, has underfloor heating, and is being sold fully furnished with carefully chosen details that reflect its refined style.

This is an ideal choice for anyone looking for a luxurious property in a peaceful natural environment, whether for personal use or as a high-end investment for vacation rentals.

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:
5652 €

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:
4345 €

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

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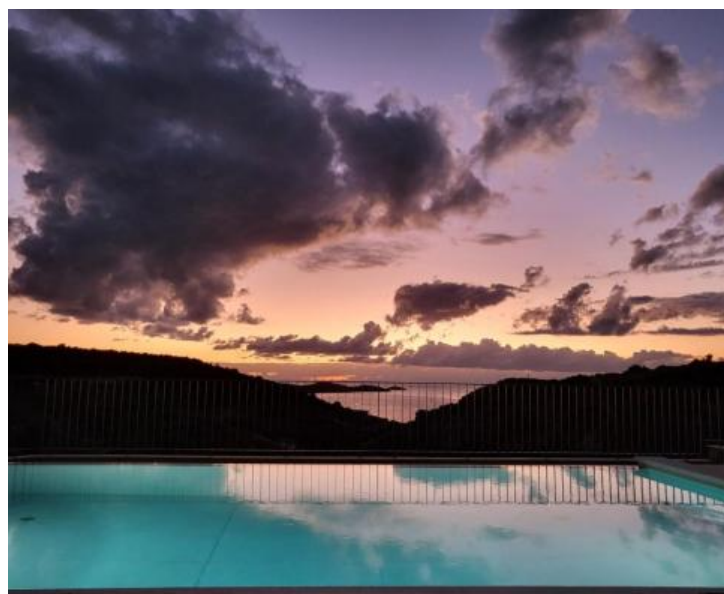
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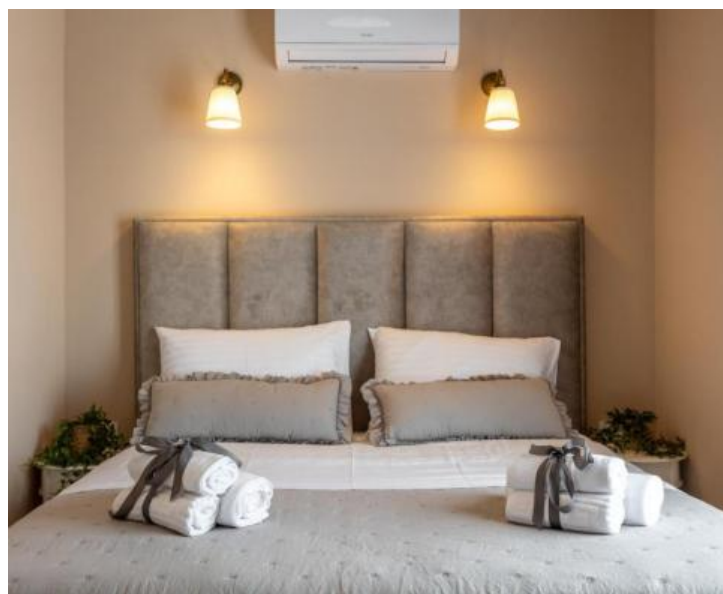
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