

Villa

Razanj, Dalmatia



Ref	RE-LB-IRO2503
Type	Villa
Region	Dalmatia › Sibenik
Location	Razanj
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	260 sqm
Plot size	700 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	€ 350 000

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Perfect investment!

This house under construction is located in an exceptionally quiet setting, just 200 meters from the crystal-clear sea in the beautiful bay of Stivašnica, near Ražanj and only 12 kilometers from the popular town of Rogoznica.

The location is ideal for those looking for peace, seclusion, unspoiled nature, and a pristine coastline. All essential amenities, including shops, restaurants, and a local market, are within a 15-minute walk.

The house is being built on a 730 square meter plot and will span a total of 260 square meters across three levels: a basement, ground floor, and first floor. The planned layout includes six bedrooms and four bathrooms. The project also features a swimming pool and a garage.

All necessary utility connections—water, electricity, and sewage—are already available on site.

Thanks to its attractive location, this property offers excellent potential as a tourism investment.

The house is being sold in its current state of construction, giving the future owner the opportunity to complete it according to their own preferences and vision.

This is a unique chance to invest in a coastal project with great potential.

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:
1346 €

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:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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